

Landlord

Lettings price list

country
properties

| LANDLORD FEE(S) | Price Including VAT |
|---|---------------------------------------|
| <p>Tenancy Set-up fee Fully Managed & Rent Collection Agree the market rent and find a new (or replacement) tenant in accordance with the landlord terms of business; Advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant)</p> | £180.00 |
| <p>Management Fee Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys throughout the tenancy term, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</p> | <i>12% of the monthly rent</i> |
| <p>Rent Collection Fee % Collect & remit the monthly rent received, deduct commission & other works, pursue non-payment of rent & provide advice on rent arrears actions, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</p> | <i>9.6% of the monthly rent</i> |
| <p>Tenancy Set Up Fee Tenant Find/Let Only Agree the market rent & find a new (or replacement) tenant in accordance with the landlord terms of business; advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990, Advise on non-resident tax status & HMRC (if relevant). Collect & remit initial months' rent received, agree collection of any shortfall and payment method, provide tenant with method of payment, deduct any pre-tenancy invoices, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</p> | <i>79.2% of the first months rent</i> |
| <p>Deposit Registration Fee, per Annum - Based on a fixed fee All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government-authorized Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy</p> | £48.00 |
| <p>Renewal Fee Contract negotiation, amending & updating terms & arranging a further tenancy & agreements if both parties agree.</p> | £60.00 |
| <p>Withdrawal Fee If you instruct us to proceed with a proposed Tenancy and subsequently withdraw your instructions, before the completion of the Tenancy documentation you agree to meet the reasonable costs and expenses incurred by us and pay a contribution towards our advertising costs.</p> | <i>One month's rent</i> |
| <p>The Baldock, Royston & Biggleswade Offices are part of a Client Money Protection Scheme</p> | Propertymark C0016528. |
| <p>This Office is part of The Property Ombudsman Redress Scheme. Membership No.</p> | D00609 |

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|--|--|
| Provision of AST Agreement Based on a fixed fee. Contract negotiation, arranging a tenancy & provision of Assured Shorthold tenancy agreement if both parties agree. Chargeable only when not taken as part of our standard or premium managed services. | £120.00 |
| Safety Requirements; EPC To arrange access and retain certificate | £120.00 |
| Gas Safety Certificate Including Service To arrange access and retain certificate | £150.00 |
| Legionnaires Risk Assessment To arrange access and retain certificate | £90.00 |
| EICR (electrical installation condition report) Fee to arrange access and retain certificate | 1-2 bed - £180.00 3 bed - £216.00 4 + bed - £276.00 Garage - £60.00 |
| Preparation of Notice Seeking Possession – Tenant Find Only Prepare notice seeking possession and serve on tenant. | £60.00 |

Inventory

1 Bedroom – Unfurnished - £108.00 – Furnished - £144.00
 2 Bedroom - Unfurnished - £120.00 – Furnished - £168.00
 3 Bedroom - Unfurnished - £144.00 – Furnished - £192.00
 4 Bedroom - Unfurnished - £192.00 – Furnished - £240.00
 5 Bedroom - Unfurnished - £228.00 – Furnished - £276.00

Check In

1 Bedroom – Unfurnished - £96.00 – Furnished - £132.00
 2 Bedroom - Unfurnished - £102.00 – Furnished - £144.00
 3 Bedroom - Unfurnished - £108.00 – Furnished - £168.00
 4 Bedroom - Unfurnished - £120.00 – Furnished - £180.00
 5 Bedroom - Unfurnished - £144.00 – Furnished - £192.00

Check Out

1 Bedroom – Unfurnished - £108.00 – Furnished - £144.00
 2 Bedroom - Unfurnished - £120.00 – Furnished - £156.00
 3 Bedroom - Unfurnished - £144.00 – Furnished - £180.00
 4 Bedroom - Unfurnished - £156.00 – Furnished - £192.00
 5 Bedroom - Unfurnished - £168.00 – Furnished - £204.00