

Landlord

Lettings price list

country
properties

LANDLORD FEE(S)

Price Including VAT

Tenancy Set-up & Compliance 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)	£600
Fully 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).	15.6% pcm
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).	12% pcm
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).	8.4% of Annual Rent Minimum of £960
Deposit Registration Fee (Not Available to Let Only Landlords) All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government-authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy	N/A
Referencing fee Fully Managed & Rent Collection To conduct background references by way of checking employment & income, credit history and current tenancy	N/A
Tenancy Agreement Renewal Fee Contract negotiation, amending & updating terms & arranging a further tenancy & agreements if both parties agree.	£156.00
Rent Increase Fee (with no Tenancy Renewal)	£156.00
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.	£240.00

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<i>Quarterly Submission of Non-Resident to HMRC This fee is charged to remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC. An Annual submission is also required.</i>	<i>£60 quarterly</i>
<i>Annual Submission of Non-Resident Landlords to HMRC</i>	<i>£72 annually</i>

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Preparation of Section 13 on a Tenant Find/Let Only

POA

This fee is charged for the agent to create and produce the Section 13 Notice on the landlord's behalf

Preparation of Section 8 Notice Documentation Pack/Let Only

POA

Collation & reproduction of copy documents including tenancy, references, deposit, inventory, contemporaneous system notes etc

Court Attendance

POA + expenses

To attend with and/or represent you in Court – eg; eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable

Safety Requirements;

EPC

To arrange access and retain certificate

POA

Gas Safety Cert/Check and boiler service

POA

To arrange access and retain certificate

Smoke/Carbon Monoxide alarm installation

POA

Arranging the installation of the smoke and carbon monoxide alarms

Smoke/Carbon Monoxide alarm checks/Let Only

POA

To check alarms on the first day of the Tenancy

Portable Appliance Test (PAT)

POA

To arrange access and retain certificate

Legionnaires Risk Assessment

POA

To arrange access and retain certificate

EICR (electrical installation condition report)

POA

To arrange access and retain certificate

Changing light bulbs

POA plus cost of bulbs

This fee covers the cost for time taken to arrange for light bulbs to be installed/replaced through no fault of any tenants, where not supplied by landlord or at additional request.

Key cutting

£12.00 plus cost of key

This fee covers the costs for time taken to cut keys or arrange replacement keys, permits, electronic door fobs where not supplied by the landlord.

Pre or Post Tenancy Work Arrangement /Let Only

£60 per quote

Fee for time spent in arranging quotes & organising repairs, prior to the letting of the Premises

Project Management for Fully Managed Properties (if sole agent)

Free of Charge

Care-Taking Service;

£60 per visit

Per visit for visiting and checking the Premises during void periods when requested by Landlord

Administration charge for additional services carried out upon your written request

£36 per service

Per Inventory | Let Only

Up to 3 bedroom properties

POA

4 bedrooms or more properties

POA

Check Out Fee | Fully Managed and Let Only

1 bedroom

POA

2 to 3 bedroom

POA

4 bedrooms or more

POA

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