

FEES TO LANDLORDS



Fully Managed: **15% of the gross monthly income (inc VAT)**
Plus £480 (inc VAT) landlord set-up fee at the start of each new tenancy subject to a minimum fee of £120 pcm (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment / property presentation
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town & Country Planning Act 1990
- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake 3 or 4 inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term

Rent Collect: **11% of the gross monthly income (inc VAT)**
Plus £480 (inc VAT) landlord set-up fee at the start of each new tenancy subject to a minimum fee of £102 pcm (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment / property presentation
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town & Country Planning Act 1990
- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions

Tenant Find Only: **3 weeks rent + VAT subject to a minimum fee of £830.77 (inc VAT)**
Example £1000 rent x 12 (months) divided by 52 (weeks) x 3 (weeks) = £692.31
+ VAT (£830.77 inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment / property presentation
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town & Country Planning Act 1990
- Collect and remit initial month's rent received
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices

Inventory/Checkouts

Rental Value of Property	Unfurnished Property Inventory	Furnished Property Inventory
£600 pcm to £799 pcm	£75 (no VAT)	£85 (no VAT)
£800 pcm to £999 pcm	£85 (no VAT)	£95 (no VAT)
£1000 pcm to £1299 pcm	£100 (no VAT)	£115 (no VAT)
£1300 pcm to £1999 pcm	£115 (no VAT)	£135 (no VAT)
*£2000 pcm to £3000 pcm	£155 (no VAT)	£185 (no VAT)
**£2000 pcm to £3000 pcm	£175 (no VAT)	£205 (no VAT)

*For a standard 4/5 bed property eg 1 reception room, WC, kitchen, stairs/landing, bedrooms, bathroom.

**For larger properties in this price bracket with more than 1 reception room, includes a utility, separate dressing room or study or over 3 floors

Electrical Installation Condition Report (EICR)

1 – 3 bedrooms	£150 (inc VAT) dependent on condition & access
4 bedrooms	£175 (inc VAT) dependent on condition & access
5 – 6 bedrooms	£200 (inc VAT) dependent on condition & access

Additional Property Visits (£50 inc VAT)

To attend for specific requests such as neighbour disputes, monitor tenancy for possible breaches, maintenance issues etc

AST Renewal Fee (£108 inc VAT)

Contract negotiation, arrange further fixed term, draw up new AST, re-issue Prescribed Information and updated TDS certificate

Rent Review Fee (£108 inc VAT)

Review rent in accordance with current prevailing market conditions and advise the landlord
Negotiate with tenant

Direct tenant to make payment change as appropriate

Update the Tenancy Agreement

Photographs, Floorplan & EPC using Niche.com (£132 inc VAT)

Or

Photographs & Floorplan using Niche.com (£102 inc VAT)