

Fees to Landlords

Consumer Rights Act 2015: Duty of Letting Agents to publicise fees.

Fully managed

£240 including VAT - tenancy agreement fee.

This includes rental guidance, rent review, marketing, accompanied visits, contract negotiation and production and registration of bond.

12-17% including VAT of rent deducted from rent collected.

This includes collection and payment of rent, settling of all invoices, pursuing rent arrears, instructing maintenance works, mid-term inspection, key holding and any bond deductions at the end of tenancy.

Rent protection available at cost	Please enquire
Inventory fee	£180 including VAT (if not provided)
Renewal fee	£150 including VAT
Marketing fee	£60 including VAT
Referencing fee	£21.60 including VAT per tenant
Landlords secure online account	£14.40 including VAT
Deposit registration fee	£18 including VAT
Additional property visits, if requested	Nil
Non-resident landlord receipts to HMRC	Nil
Arrangement fee for works	12% if over £1000
Obtaining more than two quotes for works	Nil
Rent review	Nil
Check in/out fee	£60 including VAT
Court attendance fee	Nil
Annual income + expenditure statement	Nil

Tenant find only

Half of the first months' rent plus VAT (subject to a minimum fee of £495 plus VAT).

Referencing fee: £21.60 including VAT (£18 + VAT) per tenant, if required.

Check in/check out fee: £90 per visit (optional).

This includes rental guidance, rent review, marketing, accompanied visits, contract negotiation and production, collection of first month's rent and bond.

Tenant find only renewal service (if required)

£150 inc VAT

This includes liaising between the tenant and Landlord to agree a fixed term renewal and signing of a new contract.

Charges will be incurred for EPC, electrical certificate, gas certificate. Portable appliance testing is not provided - please ask for costs if required.

**All statutory requirements are passed on at cost.
We do not mark up contractor maintenance works.**

Independent redress provided by:



Dispute Resolution service:



Client money protection service:



Fees to tenants

Consumer Right Act 2015: Duty of Letting Agents to publicise fees on all tenancy agreements signed after 1.6.19.

Rent

Late rent payment charge: 3% above Bank of England base rate per day when rent is 14 days or more late and interest would be back dated from day one.

Default of tenancy

(only in exceptional circumstances and if agreed)
i.e. loss of fob or key

Early termination of contract

Landlord tenancy agreement fee of £240 including VAT and all rent due until a new tenant is secured or the end of the tenancy, whichever comes first.

Change of tenancy

(only in exceptional circumstances and if agreed)
£50 including VAT

Out of hours services

We reserve the right to charge the costs arising from out of hours call outs which are not genuine emergencies and the cost of any works carried out unnecessarily as a consequence.

Company let: new and renewal

£300 including VAT.

Independent redress provided by:



Dispute Resolution service:



Client money protection service:



Fees to tenants

Consumer Right Act 2015: Duty of Letting Agents to publicise fees on all tenancy agreements in existing contracts prior to 1.6.19 which will be charged up to 31.5.2020 (referred to as the transitional period).

Referencing fee

£30 including VAT, per applicant.

Company let- new and renewal

£300 including VAT

This includes contract negotiation and production and a check in report.

Accompanied check in

Nil

This includes reviewing the check in and inventory a guided walk through explanation of the property.

Guarantor referencing fee

£30 including VAT, per guarantor.

Contract renewal fee:

£90 including VAT.

This includes all contract negotiation and production.

Late rent payment charge

£36 including VAT plus 15% interest of each rent payment which is made 14 days or later after the due date.

Check out fee: Nil

Landlord reference fee: Nil

Out of hours services: Nil

We reserve the right to charge the costs arising from out of hours call outs which are not genuine emergencies and the cost of any works carried out unnecessarily.

Independent redress provided by:



Dispute Resolution service:



Client money protection service:

