



## Fees to Landlords

LEVELS OF SERVICE OFFERED:

### **TENANT FIND: 90% of first month's rental**

Includes:

- Collect and remit initial month's 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 and provide tenant with the NRL8 (if relevant)

### **RENT COLLECTION: 9.6% of Rent**

Includes:

- Collect and remit the monthly rental received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deductions

### **FULLY MANAGED: 15% of Rent**

- Collect and remit the monthly rental 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 quarterly inspection visits and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Make any HMRC deductions

ALL PRICES INCLUDE VAT

CLIENT MONEY PROTECTION



INDEPENDENT REDRESS



## Fees to Landlords

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE)

SETUP FEE (LANDLORD'S SHARE) £295.00

- Agree the market rent and find a tenant in accordance with landlord guidelines
- Advise on refurbishment

- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portal
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advised on non-resident tax status and MHRC (if relevant)

INVENTORY FEE (LANDLORD'S SHARE) £60.00 to £135.00 (Dependent on Property Size)

- Preparing an Inventory and Schedule of Condition of the property, taking meter readings.

MANAGED DEPOSIT REGISTRATION FEE: £30.00 per tenancy/renewal (or per annum if periodic)

- Register landlord and tenant details and protect security deposit with The Dispute Service
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

NON MANAGED DEPOSIT REGISTRATION FEE: £45.00

- Register the deposit with an approved scheme on a tenant find or rent collect services.

ADDITIONAL PROPERTY VISIT: £60.00

- To attend for specific request such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit.

SUBMISSION OF NON-RESIDENT LANDLORDS RECEIPTS TO HMRC: £ quarterly

- 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.

ARRANGEMENT FEE FOR WORKS OVER £300: £10% of net cost

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

RENEWAL FEE (LANDLORD'S SHARE): £100.00

- Contract negotiation, amending and updating terms and arranging a further tenancy any agreement.

DEPOSIT DISPUTE FEE: £100.00 (£200.00 if property is not managed by us

- Preparing documents in the case of a dispute.

CHECKOUT FEE (LANDLORD'S SHARE): £55.00 to £115.00 (Dependent on Property Size)

- Instruct inventory provider to attend to carry out.
- Return Deposit as agreed with landlord and tenant to relevant parties.
- Remit any disputed amount to scheme for final adjudication
- Unprotect security deposit

COURT ATTENDANCE: £90.00 per hour

ALL PRICES INCLUDE VAT