

GUIDE TO LANDLORDS FEES

MANAGED SERVICE

FULL MANAGEMENT

12% including VAT (10% + VAT) of the monthly rent.

TENANT INTRODUCTION & AGREEMENT

Rent under £725.00 - £234.00 including VAT (£195.00 + VAT)

Rent £725.00 and above - £390.00 including VAT (£325.00 plus VAT)

TENANCY RENEWAL OR EXTENSION

£72.00 including VAT (£60.00 plus VAT)

TENANCY DEPOSIT PROTECTION

£30.00 including VAT (£25.00 plus VAT)

RENT GUARANTEE AND LEGAL EXPENSES INSURANCE

FREE for the first six months of each new tenant. Extensions can be purchased at a discounted rate of between £60.00 and £120.00 including IPT for each 6 month period. The actual cost depends on the rent being paid.

TENANT RE REFERENCING

£24.00 including VAT (£20.00 plus VAT) for each tenant. (Required for Rent Guarantee and Legal Expenses insurance extensions).

ADVISING COUNCIL OF CHANGE OF TENANT

£0.00

ADVISING UTILITY COMPANIES OF CHANGE OF TENANT & PROVIDE METER READINGS ETC

£0.00

PERCENTAGE OF INVOICES FOR MAINTENANCE WORK

£0.00

PROPERTY VISITS

£0.00

NOTICE OF POSSESSION

£0.00

ARRANGING FOR KEYS TO BE CUT

£0.00 + the cost of the keys

DUPLICATE STATEMENTS

£0.00

COURT ATTENDANCE WITH OUR RENT GUARANTEE AND LEGAL EXPENSES INSURANCE

£0.00

COURT ATTENDANCE WITHOUT OUR RENT GUARANTEE AND LEGAL EXPENSES INSURANCE

£240.00 inc VAT (£200.00 plus VAT).

NON RESIDENT LANDLORD TAX SERVICE

£120.00 including VAT (£100.00 plus VAT)

INVENTORIES

Unfurnished / Furnished

One bedroom £60.00 / £ 90.00

Two bedrooms £75.00 / £125.00

Three bedrooms £100.00 / £150.00

Four bedrooms £120.00 / £175.00 all including VAT

5 + bedrooms to be agreed prior to an inventory being completed.

NON MANAGED SERVICE

TENANT FIND & AGREEMENT FEE

half the first months rent plus VAT (minimum fee £420.00 including VAT (£350.00 plus VAT))

ARRANGING STANDING ORDER FOR RENT PAYMENTS

£0.00

PAYING YOU THE BALANCE OF THE RENT AND DEPOSIT

£0.00

ADVISING COUNCIL OF CHANGE OF TENANT

£0.00

ADVISING UTILITY COMPANIES OF CHANGE OF TENANT & PROVIDE METER READINGS ETC £0.00

We do not routinely offer other services for non managed properties but will be happy to quote for specific requests.

OTHER SERVICES USUALLY PROVIDED BY EXTERNAL PROVIDERS INCLUDE:

ENERGY PERFORMANCE CERTIFICATES

£72.00 including VAT (£60.00 plus VAT)

GAS SAFETY CERTIFICATES

£72.00 including VAT (£60.00 plus VAT)

ELECTRIC SAFETY REPORTS & PAT TESTS

vary depending on the age and size of the property and the number of appliances etc.

SUPPLY AND FIT SMOKE DETECTORS

£24.00 including VAT (£20.00 plus VAT)

SUPPLY AND FIT CARBON MONOXIDE DETECTORS

£42.00 including VAT (£35.00 plus VAT)

PAYMENT METHODS

We will normally agree to deduct fees from rent monies alternatively payments can be made by cash or by bank transfer.

PLEASE NOTE WE DO NOT HAVE THE FACILITIES TO ACCEPT CARDS & CASH PAYMENTS IN EXCESS OF £750.00 WILL INCUR A £50.00 HANDLING CHARGE.

FEES MAY OCCASIONALLY BE SUBJECT TO CHANGE OR ADDITIONAL FEES MAY APPLY. IN THESE CIRCUMSTANCES ADVANCE WRITTEN NOTICE WILL BE GIVEN.

Sale of the property agreed to a tenant introduced by us - 1.5% of the sale price plus VAT

We are members of The Property Ombudsman and subscribe to their redress and client money protection schemes.

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