

GUIDE TO LANDLORDS FEES

MANAGED SERVICE

FULL MANAGEMENT

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

TENANT INTRODUCTION & AGREEMENT

Rent under £725.00 - £240.00 including VAT (£200.00 + VAT)

Rent £725.00 and above - £420.00 including VAT (£350.00 plus VAT)

TENANCY RENEWAL OR EXTENSION

£78.00 including VAT (£65.00 plus VAT)

TENANCY DEPOSIT PROTECTION

£30.00 including VAT (£25.00 plus VAT)

RENT GUARANTEE AND LEGAL EXPENSES INSURANCE

This valuable benefit can be purchased at a discounted rate of between £70.00 and £150.00 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/PROVIDING METER READINGS ETC

£0.00

PERCENTAGE OF INVOICES FOR MAINTENANCE WORK

0%

QUARTERLY PROPERTY VISITS

£0.00

ADDITIONAL PROPERTY VISITS & SITTING IN FEES WHEN REQUESTED BY YOU

£48.00

NOTICE OF POSSESSION

£0.00

ARRANGING FOR KEYS TO BE CUT

£0.00 + the cost of the keys

DUPLICATE DOCUMENTS REQUESTED BY YOU

£6.00 including VAT (£5.00 plus VAT)

COURT ATTENDANCE WITH OUR RENT GUARANTEE & LEGAL EXPENSES INSURANCE

£0.00

COURT ATTENDANCE WITHOUT OUR RENT GUARANTEE & LEGAL EXPENSES INSURANCE

£240.00

NON RESIDENT LANDLORD TAX SERVICE

£120.00

NON MANAGED SERVICE

TENANT FIND & AGREEMENT FEE

Half the first months rent plus VAT (minimum fee £450.00)

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/PROVIDING 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

GAS SAFETY CERTIFICATES

£72.00

ELECTRIC SAFETY REPORTS & PAT TESTS

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

SUPPLY AND FIT SMOKE DETECTORS

£24.00

SUPPLY AND FIT CARBON MONOXIDE DETECTORS

£42.00

Please note the above prices are out of our control and as such are subject to change.

INVENTORIES

Inventory charges are:

	Unfurnished / Furnished
One bedroom	£75.00 / £125.00
Two bedrooms	£100.00 / £150.00
Three bedrooms	£125.00 / £175.00
Four bedrooms	£150.00 / £200.00 all including VAT
5 + bedrooms	to be agreed prior to an inventory being completed.

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

All prices quoted above include VAT unless stated otherwise.

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

PAYMENT METHODS

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

Client Money

All money paid to us will be held in our Barclays Bank client account, branch address, 267 Wellingborough Road, Northampton NN1 4EN, until payments are made as detailed above. Any interest accrued will be retained by us. **Client money protection is provided by the UK Association of Lettings Agents (UKALA)**

We are also members of The Property Ombudsman (TPO).



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