



FEEs TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



propertymark



www.website.co.uk



Client Money Protection:



Independent Redress:



FEES TO LANDLORDS

Level of service offered

TENANT FIND:
50 % of rent/min £420 plus VAT

INCLUDES:

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)
- Collect initial months

RENT COLLECTION:
8 % of rent + Find a tenant fee

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Additional fee: Inventory from £120 (inc VAT) depending on size of property



FULLY MANAGED:
10% of rent + Find tenant fee

INCLUDES:

- All services listed under the "Tenant Find service"
- *Inventory included free of charge
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes (where possible)
- Undertake regular property visits (twice yearly) where possible and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term



Client Money Protection:



Independent Redress:



FEES TO LANDLORDS

Additional non-optional fees and charges (irrespective of level of service)

INVENTORY FEE from £120 (inc VAT)

Dependent on the service and number of bedrooms and/or size of the property and outbuildings.

*This service is included free of charge for the fully managed service.

ADDITIONAL PROPERTY VISITS: £42 (inc VAT)

For specific requests 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: £42 (inc VAT) 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 £1000, at 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

TRANSFER OF MANAGEMENT: £90 (inc VAT)

EPC: from £102 (inc VAT)

GAS SAFETY: from £80 (inc VAT)

OBTAINING APPLIANCE MANUALS: £25 (inc VAT) per manual

RENT REVIEW FEE: £60 (inc VAT) managed/ £120 (inc VAT) Let only
Serve Section 13 Notice

RENEWAL FEE (LANDLORD'S SHARE): £60 (inc VAT) managed/ £120 (inc VAT) Let only

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement and supporting documents

VOID PROPERTY VISITS: £42 (inc VAT)

DUPLICATE STATEMENTS: £42 (inc VAT)

PHOTOCOPYING: £0.24 (inc VAT) per photocopy

TDS DISPUTE: £120 (inc VAT) managed/ £240 (inc VAT) Let only

Remit any disputed amount to Scheme for final adjudication
Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items

QUOTES: £30 (inc VAT)

If you require in excess of two quotes for works

LEGAL SERVICES

Notices section 8 or 21 £96 (inc VAT)

Accelerated possession proceedings £300 (inc VAT) + court disbursements £355 issue fee

Eviction by County Court Bailiff £200 (inc VAT) + disbursement warrant fee £121 (inc VAT)

COURT ATTENDANCE: £35 per hour (inc VAT) plus reasonable costs and expenses.