

Landlord Fees

Tenant Find First Month's Rent:

PRICE INCLUDING VAT

- *Collect and remit first month's rent*
- *Agree and set up payment method*
- *De-duct any pre-tenancy invoices*
- *Make any HMRC deduction and provide tenant with NRL8 (if relevant)*

Rent Collection: 8% of each month's rent:

PRICE INCLUDING VAT

- *Collect and remit monthly rent*
- *Deduct commission and other works*
- *Arrange payments from rental for statutory requirements*
- *Pursue non-payment of rent and provide advice on rent arrears*

Managed: 10% of monthly rent (+VAT):

- *Collect and remit monthly rent*
- *Pursue non-payment of rent and provide advice on rent arrears*
- *Deduct commission and other works*
- *Advise all relevant utility providers of changes*
- *Undertake 2 property inspections per annum and report to landlord*
- *Arrange routine repairs and instruct approved contractors*

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (MANAGED SERVICE ONLY)

Administration/Set up Fee £350 + VAT (£420)

- *Agree market rent*
- *Advise refurbishment*
- *Provide guidance on compliance with statutory provisions and letting consent*
- *Carry out accompanied viewings*
- *Market the property and advertise on relevant portals*
- *Erect a board*
- *Advise on non-resident tax status and HMRC (if relevant)*

Inventory £125.00 + VAT

- **Preparation of detailed report of the condition of the property including all fixtures and fittings etc., along with photographs.**

Renewal Fee £60.00 + VAT

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

Deposit Registration Fee £75.00 + VAT

- **Register landlord and tenant details and protect the security deposit with government approved scheme**
- **Provide the tenant with Deposit Certificate and Prescribed information within 30 days of the start of the tenancy.**

Additional Property Visits £40.00 + VAT

- **To attend for specific requests such as neighbour disputes; or maintenance linked visits**

Submission of non-resident landlords receipts to HMRC £65.00 + VAT

- **To remit and balance the financial return to HMRC quarterly – respond to any specific query**

Obtaining contractor quotes £0

Rent review fee £30.00 + VAT

- **Review rent in accordance with current prevailing market condition and advise the landlord**
- **Negotiate with tenant**
- **Direct tenant to make payment change as proposed**
- **Update tenancy agreement**
- **Serve section 13 if tenancy on rolling contract.**

Check Out Fee £0

- **Agree with tenant check out date and time**
- **Prepare new inventory**
- **Negotiate with landlord and tenant any disbursement of security deposit**
- **Return deposit as agreed with landlord and tenant to relevant parties**
- **Remit any final amount to Scheme for final adjudication**
- **Unprotect security deposit**
- **Instruct contractors; obtain quotes, organise repairs**

Court Attendance £0 per hour



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