

Fees to be charged – Landlord

Let only fee (10% + VAT) 12% incl VAT

Provide advice on rental market & legislation.
Agree the market rent & 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 (as appropriate)
Market the property and advertise on relevant portals
Erect 'To Let' board outside property
Advise on non-resident tax status and HMRC (if relevant)

Collect and remit initial months' rent received
Agree collection of any shortfall and payment method
Provide tenant with method of payment
Deduct any pre-tenancy notices
Make any HMRC deduction and provide tenant with the NRL8 – Non Resident Landlord Scheme (if relevant)

Deposit Registration Fee £48 (incl VAT) (annually or at change of tenants)
Register landlord and tenant details and protect the security deposit with a Government authorised Scheme (Tenancy Deposit Solutions – TDS)
Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Renewal Fee (5% + VAT) 6% incl VAT
Contract negotiation, amending and updating terms and arranging a further tenancy agreement.

Inventory Check-In & Check-out Fee (Landlords share 50%) - From £84 - £295 (incl VAT)
Dependent on the number of bedrooms and / or size of the property and outbuildings furnished / unfurnished

Fully Managed Fee (15% + VAT) 18% incl VAT

As Let Only fee Plus:-

Collect and remit the monthly rent received
Pursue non-payment of rent and provide advice on rent arrears actions
Deduct commission and other works monthly
Arrange routine repairs and instruct approved contactors
Hold keys throughout the tenancy

Additional optional charges

Annual property visits -Managed only £96 (incl VAT)
Court Attendance – ½ day £216 (incl VAT)
HMRC Return for Non-Resident Landlords £96 (incl VAT)
Arrangement fee for works / refurbishments over £5000 12% incl VAT – (10% + VAT)

Deposit Registration Fee £18 (incl VAT) (annually)
Register landlord and tenant details and protect the security deposit with a Government authorised Scheme (Tenancy Deposit Solutions – TDS)
Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Inventory Check-In & Check-out Fee (Landlords share 50%) - From £84 - £295 (incl VAT)
Dependent on the number of bedrooms and / or size of the property and outbuildings furnished / unfurnished

IF YOU HAVE ANY QUESTIONS CONCERNING OUR FEES, PLEASE ASK A MEMBER OF STAFF