

Fees to be charged – Landlord

Let Only Fee 12% incl VAT (10% + 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
Provide tenant with details for future rental payments

Deposit Registration Fee £60 incl VAT (£50 + 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
Fee per tenant referenced at outset or a changeover is £48 incl VAT (£40 + VAT)

Renewal Fee From (Minimum charge) £360 incl VAT (£300 + VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy agreement.

Inventory Check-In & Check-out Fee (Landlords pay 100%) - From £120 - £450 incl VAT (£100 - £370 + VAT)
Dependent on the number of bedrooms and / or size of the property and outbuildings, furnished / unfurnished

Managed Fee 15% incl VAT (12.5% + 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 (£80 + VAT)
Court Attendance – ½ day	£216 incl VAT (£180 + VAT)
HMRC Return for Non-Resident Landlords	£96 incl VAT (£80 + VAT)
Arrangement fee for works / refurbishments over £5000	12% incl VAT (10% + VAT)
Preparation of Section 21 Notice (or any other notice)	£96 incl VAT (£80 + VAT)
Serving of Section 21 Notice	£120 incl VAT (£100 + VAT)

Tenancy amendment fee will apply should tenancy documents need to be altered during tenancy.
Drafting of a new tenancy will incur minimal charge of £360 incl VAT (£300 Plus VAT) – Let Only

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Rent Guarantee Policy Adjustment Fee £60 incl VAT (£50 + VAT)

Bennett & Hall Estate Agency Ltd is a member of the Propertymark Client Money Protection Scheme, and also a member of the Property Ombudsman Redress scheme.