

Landlord Fee Schedule

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £78.00 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £228.00 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) £120.00(inc. VAT) per tenancy
- Installing Smoke alarms and Carbon Monoxide £72.00(inc. VAT) per tenancy

START OF TENANCY FEES

Set-up Fees: £600.00 (inc. VAT) per tenancy, full management or £840.00 (inc. VAT) for tenant find only. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Landlord Withdrawal Fees (before move-in): £600.00 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

DURING TENANCY FEES

Monthly Management Commission: 12% (inc VAT) or 16% (inc.VAT) to include rent guarantee

Additional Property Visits: £50.00 (inc. VAT) per visit.

Rent Review Fees: £75.00(inc. VAT) per tenancy.

Renewal Fees: £100.00(inc. VAT) per tenancy.

Landlord Withdrawal Fees (during tenancy): £300.00(inc. VAT) per tenancy.

Arrangement Fees for works over £500.00 (inc. VAT).

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END OF TENANCY FEES

Tenancy Dispute Fee: £100.00 (inc. VAT) per tenancy.

Fees for the service of Legal Notices (Section 8 or Section 21): £150.00(inc. VAT) per Notice.

Court Attendance Fees: £25.00(inc. VAT) per hour.

FINANCIAL CHARGES

Additional HMRC Reporting Fees: £50.00 (inc. VAT) per request.

Fees for providing an Annual Income and Expenditure Schedule: £20.00 (inc. VAT) annually.

Same-Day Payment Fees: £25.00 (inc. VAT) per payment.

Should the landlord request a payment faster than the agreed timescales within their existing Terms of Business, this covers the costs of providing a same-day payment service.

OTHER FEES AND CHARGES

Obtaining more than three contractor quotes: £30.00 (inc. VAT) per quote. Fully Managed service only.

Management Take-over Fees: £500.00 (inc. VAT) per tenancy.

To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under "Set-up Fees" above, receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.

The redress scheme we are members of is The Property Ombudsman and we hold Client Money Protection via ARLA Propertymark - Scheme reference C0131081

