

FEES TO LANDLORDS

NON OPTIONAL FEE'S & CHARGES (IRRESPECTIVE OF SERVICE)

ALL PRICES SHOWN INCLUSIVE OF VAT UNLESS OTHERWISE STATED

23/04/15

Letting Only Service (Price worked out 8% of rent achieved x 12 months + VAT)	8% + VAT
Rent Collection Service (Price worked out 10% of gross monthly rental income + VAT)	10 % + VAT
Fully Managed Service (Price worked out 12% of gross monthly rental income + VAT)	12% + VAT
Inventory Creation and Preparation – cost dependant on size of property & furnishings Instruct inventory provider to attend and provide access / preparing the Inventory	Prices starting at £110.00
Check In Cost – cost dependant on size of property & furnishings Agree with tenant the check in time / instruct inventory provider to attend / collect & distribute the report to all parties	Prices starting at £98.00
Initial Tenancy agreement - per tenancy (Landlords share) Creation of individual agreement including any additional clauses / negotiation of any additional clauses with Tenant	£120.00
Addendum creation and administration Addendum negotiation / creation of addendum / Direct Tenant to make any changes necessary in accordance with the addendum	£75.00
Renewal Fee (landlords share) Rent review / contract negotiation / amending & updating terms and arranging a further tenancy and agreement	£75.00
Additional Property Visits To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance linked visit	£42.00
Copy Statements (up to 12 statements)	£35.00
Submission of non resident Landlords receipts to HMRC * quarterly To remit & balance the financial return to HMRC	£25.00
Legal Notices Created and Served (i.e. Section 21 / 8 / 13 etc.)	£55.00
Court Attendance *rounded up to the nearest hour	£35.00 per hour
Arrangement fee for refurbishments & insurance Claims for works over £500 inc VAT Arranging access & assessing costs with contractor / Ensuring work has been carried out in accordance with the specification of works / Retaining any Guarantee or warranty as a result of any works	10% of net cost + VAT