

SINCLAIR HAMMELTON FEES TO LANDLORDS

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

ALL PRICES SHOWN INCLUSIVE OF VAT UNLESS OTHERWISE STATED

Letting Only Service (Price worked out 8% of rent achieved x 12 months + VAT)	9.6% inc VAT
Rent Collection Service (Price worked out 10% of gross monthly rental income + VAT)	12% inc VAT
Fully Managed Service (Price worked out 12% of gross monthly rental income + VAT)	14.4% inc VAT
Right to Rent checks with report (per check) In accordance with the Immigration Act 2014 brought into force on 01.02.2016	£12.00
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 £120.00
Smoke Alarm testing & installation if required New CO2 new alarm New smoke alarm	£90.00 £44.40 £32.40
Initial Tenancy agreement - per tenancy (Landlords share) Creation of individual agreement including any additional clauses / negotiation of any additional clauses with Tenant	£120.00
Deposit Registration To register your tenants deposit in a government scheme, organise and serve prescribed information to tenants	£60.00
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	£108.00
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	£72.00
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	£35.00
Legal Notices Created and Served (i.e. Section 21 / 8 / 13 etc.)	£60.00
Court Attendance	£240 per day
Works arrangement fees (for works arranged/quoted between £750 inc VAT & £1950 inc VAT)	£120.00
Works arrangement fees (for works arranged/quotes over £1950 inc VAT)	£240.00
Extra Quotes (over 2) (for each extra quote arranged)	£30.00
DPS claim assistance (To deal with the DPS when there is a claim or dispute)	£120.00
Key Cutting administration fee A set should be given to each tenant as shown on the tenancy agreement and an additional set for emergencies to be held in our office on a FULLY MANAGED SERVICE ONLY	£12.00
Gas Safe inspections and certificates Annual compulsory certificate required in all properties that have gas appliances and or boilers	From £90.00
Boiler servicing and gas safe certificate	From £110.00
EPC (Energy performance certificate) Compulsory at the start of marketing	From £78.00 subject to size of property
Sinclair Hammelton Rent & Legal Warranty – 12 months cover (Dependant on rental values)	From £156 .00
Marketing Fee (If Landlord withdraws from tenancy after tenants have successfully passed referencing)	£300.00