

SINCLAIR HAMMELTON FEES TO LANDLORDS

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

ALL PRICES SHOWN INCLUSIVE OF VAT UNLESS OTHERWISE STATED

SINCLAIR HAMMELTON ARE NOT A MEMBER OF A CLIENT MONEY PROTECTION SCHEME

Primary Rent Collection Service (Price worked out 10% + VAT of gross monthly rental income, payable annually in advance)					12% inc VAT
Primary Fully Managed Service (Price worked out 12%+ VAT of gross monthly rental income, payable annually in advance)					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
Unfurnished Inventory Schedule of Condition:	0-2 BEDROOMS £150.00	3-4 BEDROOMS £210.00	5+ BEDROOMS P.O.A £240.00 Min	UNFURNISHED CHECK IN £95.00	FINAL OUT INVENTORY £125.00
Furnished Inventory Schedule of Condition	0-2 BEDROOMS £175.00	3-4 BEDROOMS £250.00	5+ BEDROOMS P.O.A £350.00 Min	FURNISHED CHECK IN £135.00	FINAL OUT INVENTORY £125.00
Updated Inventory					£95.00
Smoke Alarm testing & installation if required New CO2 new alarm					£90.00
New smoke alarm					£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					£195.00
Deposit Registration To register your tenants deposit in a government scheme, organise and serve prescribed information to tenants					£45.00
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 - whether fixed or periodic (landlords share) Rent review / contract negotiation / amending & updating terms and arranging a further tenancy and agreement if required					£95.00
Additional Property Visits (extra to contract)					£55.00
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 per day					£240 .00
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 wth NO EXCESS (Payable annually) Rents up to and including £1600pcm					£250.00
Rents from £1601pcm - £2000pcm					£325.00
Rents Over £2000pcm (price on application)					P.O.A
Marketing Fee (If Landlord withdraws from tenancy after tenants have successfully passed referencing)					£400.00