

## 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

<b>Primary Rent Collection Service</b> (Price worked out 10% + VAT of gross monthly rental income, payable annually in advance)					14.4% inc VAT
<b>Primary Fully Managed Service</b> (Price worked out 12%+ VAT of gross monthly rental income, payable annually in advance)					18% inc VAT
<b>Right to Rent checks with report (per check)</b> In accordance with the Immigration Act 2014 brought into force on 01.02.2016					£12.00
<b>Unfurnished Inventory Schedule of Condition:</b>	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
<b>Furnished Inventory Schedule of Condition</b>	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
<b>Updated Inventory</b>					£95.00
<b>Smoke Alarm testing &amp; installation if required</b> New CO2 new alarm					£95.00
New smoke alarm					£44.40
					£32.40
<b>Initial Tenancy agreement - per tenancy (Landlords share)</b> Creation of individual agreement including any additional clauses / negotiation of any additional clauses with Tenant					£195.00
<b>Deposit Registration</b> To register your tenants deposit in a government scheme, organise and serve prescribed information to tenants					£45.00
<b>Addendum creation and administration</b> Addendum negotiation / creation of addendum / Direct Tenant to make any changes necessary in accordance with the addendum					£75.00
<b>Renewal Fee - whether fixed or periodic (landlords share)</b> Rent review / contract negotiation / amending & updating terms and arranging a further tenancy and agreement if required					£95.00
<b>Additional Property Visits (extra to contract)</b>					£55.00
<b>Copy Statements (up to 12 statements)</b>					£35.00
<b>Submission of non resident Landlords receipts to HMRC * quarterly</b> To remit & balance the financial return to HMRC					£35.00
<b>Legal Notices Created and Served (i.e. Section 21 / 8 / 13 etc.)</b>					£60.00
<b>Court Attendance per day</b>					£240 .00
<b>Works arrangement fees</b> (for works arranged/quoted between £750 inc VAT & £1950 inc VAT)					£120.00
<b>Works arrangement fees</b> (for works arranged/quotes over £1950 inc VAT)					£240.00
<b>Extra Quotes (over 2)</b> (for each extra quote arranged)					£30.00
<b>DPS claim assistance</b> (To deal with the DPS when there is a claim or dispute)					£120.00
<b>Key Cutting administration fee</b> 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
<b>Gas Safe inspections and certificates</b> Annual compulsory certificate required in all properties that have gas appliances and or boilers					From £95.00
<b>Boiler servicing</b>					From £110.00
<b>EPC (Energy performance certificate)</b> Compulsory at the start of marketing					From £90.00 subject to size of property
<b>Sinclair Hammelton Rent &amp; Legal Warranty – 12 months cover with NO EXCESS (Payable annually)</b> Rents up to and including £1600pcm					£250.00
Rents from £1601pcm - £2000pcm					£325.00
Rents Over £2000pcm (price on application)					P.O.A
<b>Marketing Fee</b> (If Landlord withdraws from tenancy after tenants have successfully passed referencing)					£400.00