

LANDLORD FEES LET ONLY

All Fees Inclusive of VAT

LET ONLY SERVICE	FEE	NOTES
SET UP FEE: Rental valuation, legal compliance advise / checks, photos, floorplans, description, marketing Rightmove, Zoopla, social media, To Let Board, accompanied viewings, offer negotiation, referencing report including employment checks, landlord/agent reference, credit history, CCJ (county Court Judgments), IVA (individual voluntary agreement), agreement of tenancy terms and clauses, right to rent checks, collection of holding deposit and move in monies.	One Month's Rent	Charged at the start of each new tenancy
INVENTORY FEE: Arrange third party inventory & check-in.	£120.00 - £250.00	Depends on property size. See separate schedule of fees
DEPOSIT REGISTRATION FEE: Registration of tenant deposit with Government authorised scheme. Issuing of prescribed information and protection of deposit within 30 days.	£84.00	
RENEWAL FEE: Negotiate new rental amount, serving of Section 13, draw-up and issue new tenancy (including any changes in legislation) administration of deposit (if required), signing of agreement by tenant and landlord	£150.00	
CHECK OUT FEE: Arrange third party check-out, identify dilapidations from report negotiate deposit deductions with tenants and agree with landlord, release and return deposit from deposit scheme.	£120.00 - £150.00	

MANDATORY REQUIREMENTS		
Gas Safety Certificate	£40.00	Plus cost of contractor
EIRC Report	£40.00	Plus cost of contractor
EPC	£75.00	Plus cost of contractor
Smoke Alarm Installation	£30.00	Plus cost of contractor
Carbon Monoxide Detector Installation	£20.00	Plus cost of contractor

ADDITIONAL FEES (as and when required)		
Legionella Risk Assessment	£40.00	Plus cost of contractor
Rent Guarantee Insurance	From £120.00	Quote on Request
Legal Notices	£80.00	e.g. Section 8 or 21
Project Management of Larger Works	10.00%	Works exceeding £500
Pat Testing (First 10 Items)	£40.00	Plus cost of contractor
Overseas Landlord Quarterly & Annual Reporting	£18 per qtr	If requested by landlord
Security Deposit resolution	£25 p/hr	Should a dispute go to ADR
HMO license application	£360.00	Submission to council
Cancellation Fee	Minimum Fee	(See T&Cs)
Cutting of Keys	£7.50 per key	Plus cost of invoice
Council Visits, Emergency Lighting, Smoke Detection testing	£35 p/hr	HMO Properties
Hourly Rate	£35 p/hr	Adhoc work outside of managed service

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