



# LANDLORD FEES

All fees shown are inclusive of VAT  
Version 02.25

## Let Only Service 6 weeks of rent

Includes:

- Provide a rental valuation and source a tenant in accordance with landlord requirements
- Advise on the current market conditions and any recommended work for a successful let
- Explain current Lettings Legislation to ensure compliance
- Advise on non-resident tax status and relevant implications
- Advertise and market the property on relevant property portals for maximum exposure
- Erect a To Let board in accordance with The Town & Country Planning Regulations 2012
- Compile professional marketing brochures and window cards
- Carry out accompanied viewings and provide regular feedback
- Obtain and negotiate offers received
- Carry out and obtain references on chosen tenants
- Collect and process first months' rent and make HMRC deductions (if applicable)
- Arrange payment of the security deposit to the landlord unless otherwise instructed (as per optional services)
- Organise future rental payments from the tenant to your nominated bank account

## Part Managed 6 weeks of rent & 8.4% monthly service charge

Let Only Service Plus:

- Collect and process the monthly rent received
- Provide monthly rental statements to show all incomings and outgoings
- Pursue any rent arrears that appear on the account
- Advise on action required to limit rent arrears accrual
- Instigate and manage claims for rent arrears (in the case of opting for our Rent Protection product)

## Fully Managed 4 weeks of rent & 13.2% monthly service charge

Let Only Service & Part Managed Service Plus:

- Be the point of contact for any maintenance reported from the tenant
- Allow access to our 24/7 online maintenance reporting tool
- Arrange repairs and instruct approved contractors for maintenance work
- Receive and process all invoices for works carried out through your rental account
- Provide six monthly Property Visit reports to include photographs and any reported maintenance
- Negotiate and facilitate the disbursement of the security deposit at the end of term
- Option to use our AXA out of hours emergency maintenance service
- Legal Notice Provision

## ADDITIONAL NON-OPTIONAL FEES & CHARGES

| Service                                                             | Price        |
|---------------------------------------------------------------------|--------------|
| Deposit Administration Fee (Chargeable Annually)                    | £60          |
| Deposit Negotiation and Submission to TDS (Let Only & Part Managed) | £240         |
| Deposit Negotiation and Submission to TDS (Fully Managed)           | Inclusive    |
| Referencing & Tenancy Agreement Fee                                 | £150         |
| Renewal or Extension of Tenancy (Let Only)                          | £210         |
| Renewal or Extension of Tenancy (Part Managed & Fully Managed)      | £160         |
| Legal Notice Provision (Let Only & Part Managed)                    | £120         |
| Legal Notice Provision (Fully Managed)                              | Inclusive    |
| Tax Submission End of Year Statement                                | £60          |
| Court Attendance                                                    | £60 per hour |
| Addendum to the Tenancy Agreement                                   | £60          |
| Duplicate Tenancy Agreement                                         | £45          |
| Right To Rent Checks Only                                           | £60          |
| Additional Property Visits                                          | £60          |
| Rent Review on Periodic Tenancies (All Services)                    | £120         |

## COMPLIANCE CHARGES

| Service                                                             | Price |
|---------------------------------------------------------------------|-------|
| Gas Safety Certificate (GSC)                                        | £98   |
| Gas Safety Certificate with Boiler Service                          | £186  |
| Energy Performance Certificate (EPC)                                | £120  |
| Checking Smoke/Carbon Monoxide Alarm on First Day of Tenancy        | £60   |
| Installation of Smoke/Carbon Monoxide Alarms (chargeable per alarm) | £60   |
| Electrical Installation Condition Report (1 bed)                    | £180  |
| Electrical Installation Condition Report (2 bed)                    | £204  |
| Electrical Installation Condition Report (3 bed)                    | £222  |
| Electrical Installation Condition Report (4 bed)                    | £252  |
| Electrical Installation Condition Report (5+ bed)                   | £276  |
| Electrical Portable Appliance Test (up to 5 Items)                  | £144  |

## SCHEDULE OF CONDITION SERVICES

| Service                                   | Price     |
|-------------------------------------------|-----------|
| Inventory (1 Bed Unfurnished / Furnished) | £144/£162 |
| Inventory (2 Bed Unfurnished / Furnished) | £162/£180 |
| Inventory (3 Bed Unfurnished / Furnished) | £180/£198 |
| Inventory (4 Bed Unfurnished / Furnished) | £198/£216 |
| Inventory (5 Bed Unfurnished / Furnished) | £240/£240 |
| Checkout (1 Bed Unfurnished / Furnished)  | £126/£144 |
| Checkout (2 Bed Unfurnished / Furnished)  | £144/£162 |
| Checkout (3 Bed Unfurnished / Furnished)  | £162/£180 |
| Checkout (4 Bed Unfurnished / Furnished)  | £180/£198 |
| Checkout (5 Bed Unfurnished / Furnished)  | £198/£216 |

## RENT & LEGAL PROTECTION SERVICES

| Service                                  | Price         |
|------------------------------------------|---------------|
| £50,000 Rent Protection with Zero Excess | £42 per month |