



# LANDLORD FEES

All fees shown are inclusive of VAT  
Version 08.25

## 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)	£78
Deposit Negotiation and Submission to TDS (Let Only & Part Managed)	£360
Deposit Negotiation and Submission to TDS (Fully Managed)	Inclusive
Referencing & Tenancy Agreement Fee	£162
Renewal or Extension of Tenancy (Let Only)	£240
Renewal or Extension of Tenancy (Part Managed & Fully Managed)	£180
Legal Notice Provision (Let Only & Part Managed)	£180
Legal Notice Provision (Fully Managed)	Inclusive
Tax Submission End of Year Statement	£90
Court Attendance (Let Only & Part Managed)	£100 per hour
Addendum to the Tenancy Agreement	£90
Duplicate Tenancy Agreement	£45
Right To Rent Checks Only	£60
Property Visit (Let Only & Part Managed)	£75
Additional Property Visits (Fully Managed)	£60
Rent Review on Periodic Tenancies (All Services)	£180
Attendance to meet Bailiff for repossession (LO or RC)	£100 per hour
Selective Licensing Administration Fee (Part Managed & Fully Managed)	£390

## 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)	£204
Electrical Installation Condition Report (2 bed)	£228
Electrical Installation Condition Report (3 bed)	£246
Electrical Installation Condition Report (4 bed)	£276
Electrical Installation Condition Report (5+ bed)	£300
Electrical Portable Appliance Test	£180

## SCHEDULE OF CONDITION SERVICES

Service	Price
Inventory (1 Bed Unfurnished / Furnished)	£162/£180
Inventory (2 Bed Unfurnished / Furnished)	£180/£198
Inventory (3 Bed Unfurnished / Furnished)	£198/£222
Inventory (4 Bed Unfurnished / Furnished)	£222/£252
Inventory (5 Bed Unfurnished / Furnished)	£252/£270
Checkout (1 Bed Unfurnished / Furnished)	£150/£168
Checkout (2 Bed Unfurnished / Furnished)	£168/£186
Checkout (3 Bed Unfurnished / Furnished)	£186/£210
Checkout (4 Bed Unfurnished / Furnished)	£210/£240
Checkout (5 Bed Unfurnished / Furnished)	£240/£264

## RENT & LEGAL PROTECTION SERVICES

Service	Price
£100,000 Rent Protection with Zero Excess	From £42 pcm