



LANDLORD FEES

TENANT FIND

6 weeks of rent (inc VAT)

Includes:

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and lettings consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)
- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with NEL8 (if relevant)

RENT COLLECTION

6 weeks of rent (inc VAT)

9.5% OF RENT (inc VAT)

Includes:

- **Tenant find plus:**
- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

FULLY MANAGED

6 weeks of rent (inc VAT)

Up to 14% of rent (inc VAT)

Includes:

- **Tenant find plus:**
- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

INFINITY

4 weeks of rent (inc VAT)

Up to 19.2% of rent (inc VAT)

Includes:

- **Fully Managed plus:**
- Enhanced referencing to ensure the best tenant
- Rent Guaranteed on the same day each month
- Rent paid by Direct Debit from the tenant
- No Rent Insurance Required, No claim process
- Legal Cover included (Section 21 & Section 8)
- No break in rent payment – ever
- Additional Routine Inspections (three a year)
- Free Tenancy Agreement





LANDLORD FEES

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Deposit registration fee

£48.00 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorized scheme
- Provide the tenant(s) with the deposit certificate and prescribed information within 30 days of start of tenancy

Submission of non-resident landlord receipts to HMRC

£60.00 (inc VAT) quarterly

- To remit and balance the financial return to HMRC quarterly - and respond to any specific query relating to the return from the landlord or HMRC

Arrangement Fee for works over £500.00

5% of net cost

- Arranging access and assessing costs with contractor;
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

Rent review fee

£120.00 (inc VAT)

- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

Renewal Fee

£210.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Inventory Fee

£114.00 - £264.00 (inc VAT)

- Dependant on the number of bedrooms and/or of the property and outbuildings

Checkout Fee

£70.00 - £180 (inc VAT)

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant relevant parties
- Remit any disputed amount to scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs/replacement/ cost of any broken or missing items

Court attendance

£60.00 (inc VAT) per hour

Drawing up an appropriate tenancy Agreement (landlords fee)

£180.00 (inc VAT)

Serving of notice to gain possession

£90.00 (inc VAT)

For rent processing and managed properties either party may bring the contract to an end during the period of the tenancy by giving three months written notice of their intention to do so.

If a Landlord on terminating the contract intends to continue letting to the tenant introduced by us then an additional fee equivalent to Five weeks rent inclusive of VAT will be payable on the receipt of Notice.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF



SAFE AGENT

Client money protection (cmp) provided by: SafeAgent

Independent redress provided by: tpo

