

# Landlord Fees and Services

All fees inclusive of VAT

## Services:

### Letting Only:

5 weeks rent

### Letting and Rent Collection:

As above plus £120pcm

### Full Management:

14% of monthly rent

### Drafting Tenancy Agreements

These are included in the above services, but are offered separately if required

### Agreement only:

Advise you of your legal requirements, draft tenancy agreement and collect first months rent and deposit.

£350 + £60 TDS

### Agreement and tenant vetting:

As above, plus organise inventory and carry out referencing and credit checks.

£450 + £60 TDS plus inventory charge

### Agreement, tenant vetting and check in:

As above, plus meet tenant for check in and hand over keys.

£500 + £60 TDS + inventory charge

## Client Money Protection:



## Independent Redress Scheme:



Item	Fee	Notes
Tenancy Deposit Scheme (TDS)	£60 Included with management service	To register the deposit with the TDS and issue certificate and Prescribed Information
Energy Performance Certificate (EPC)	£72 approximately	3rd party charge for carrying out an EPC
Tenancy agreement renewals	£150 Included with management service	To draw up new tenancy agreements and have them signed by the relevant parties
Property inspections	£72 Included with management service	To carry out a property inspection and write a report
Rent review	£100 Included with management service	To carry out a rent review of the property
Inventory	Between £120–£375 depending on number of bedrooms. Larger properties will be quoted	3rd party charge to file an inventory report
Checkout	Between £100- £300 depending on number of bedrooms. Larger properties will be quoted	3rd party charge to file an inventory report
Negotiating deposit	£48 per hour Included with management service	To negotiate between the landlord and the tenant any deductions from the deposit at the end of the tenancy
Organising any additional works for the property	£48 per hour plus 3rd party contractors charge or cost of item	Or example Gas Safe Certificates, chimney sweep, Legionella Risk Assessments, cleaning, boiler service, electrical inspections, floorplan
Service notices	£96 Included with management service	We will serve relevant notices to the tenants
Additional services	£48 per hour	This may include visits to the property, submitting tax returns to HMRC and checking works

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