

LANDLORD FEES SCHEDULE

NEW COMPETITIVE LANDLORD CHARGES FROM JANUARY 2020



Tenant Find	One Month's Rent: Free valuation of your property, photography and personalised description of property and local amenities. Comprehensive marketing on major property portals. Managed viewings, feedback on viewings and progress of the let. Tenant referencing, set up of tenancy agreement and check in.
Tenancy Renewals	Included with Management or £100: Once the initial term ends we will be in touch with both the landlord and tenant to discuss an extension.
Gas Safety Reminders	Included with Management ONLY: Should your property have a gas supply, it is a legal requirement to hold a landlord gas safe certificate prior to the tenancy start and for it to be renewed on an annual basis. We can arrange for one of our approved gas safe engineers to attend or you can arrange your own.
Monthly Rent Collection	Included with Management or £50. Rent collection from tenant and rent statement sent out via email showing income and expenses to assist with an end of year tax return.
Legal Notices	Included With Management, Production and Service of Legal Documents from £50. Should you wish to take your property back, we can assist you with serving the correct documents and legal notices. This also covers notices for a change of ownership, a variation of contract and rent increments after the initial term.
Quarterly Inspection	Included with Management or from £55. This is to ensure the tenant is looking after your property, we attend with the check in inventory and provide an updated report to you via email, including photos of the property condition and any notable repairs.
Inventory & Check In	Included with Management or from £100. Production of photo inventory with itinerary and descriptions, which is then signed by the tenants to confirm the initial condition of the property at the start of their tenancy. This can be used to settle any disputes at the end of the tenancy.
Repair & Maintenance Reports	Included with Management ONLY. Tenants are able to report issues 24/7 via our website. Our team can then relay these issues to you and arrange quotations before booking in one of our contractors to resolve the issue and maintain your investment.
Check Out & Deposit Return	Included with Management or from £100. This is to ensure that the property is being returned in the best possible condition, allowing for fair wear and tear. A report will be prepared after a final visit to the property, this will then be compared to the check in report and any potential deductions can be suggested.
Deposit Protection Gas Safe, EPC & EICR	From £90: This includes arranging appointments and booking them in with tenants for producing legal certificates required for the property.

Please ask a member of staff if you have any questions about our fees.



LANDLORD FEES SCHEDULE

NEW COMPETITIVE LANDLORD CHARGES FROM JANUARY 2020



Comprehensive Management

12% of Total Monthly Rent: Full service of managing the property including; **professional photography, comprehensive marketing, tenant finding, comprehensive in house referencing, tenancy agreement, licensing advice, inventory and check in,** negotiation of tenancy extensions, electrical and gas inspections arranged, EPC arranged, collection of rent, rent statements, follow up and advice on rent arrears, deposit registration, rent guarantee arranged, professional cleaning arranged, key holding service, management of outgoing payments, repair and maintenance bookings, online emergency reporting, quarterly inspections, legal notice advice, tenant check out, deposit deduction advice, vacant property management, corporate services and short lets.
Only included with initial tenant find instruction

Part Management

10% of Total Monthly Rent: Part service of managing the property includes; **professional photography, comprehensive marketing, tenant finding, comprehensive in house referencing, tenancy agreement, licensing advice, inventory and check in,** negotiation of tenancy extensions, electrical and gas inspections arranged, EPC arranged, collection of rent, rent statements, follow up and advice on rent arrears, deposit registration, rent guarantee arranged, professional cleaning arranged.
Only included with initial tenant find instruction

Reconciliation of Rent Accounts

£100: A reconciliation for rent accounts to show the rent paid, date rent paid and if any rent is outstanding. Can go back up to 6 years for managed and rent collection properties.

Filing of Court Papers Including Submission

£150 + Submission Fee (Currently £355). Filing of court papers and submission of the documents.

HMO Application

From £200, Dependant on Property Size: Includes document preparation, visits to property, production of floorplan, submission of application and liaison with local council.

Floorplan

From £100, Dependant of Property Size: Includes document preparation, visits to property, production of floorplan, submission of application and liaison with local council.

Upgraded Tenant Reference

From £100: Dependant on amount of applicants for your property. This needs to be agreed upon before we reference your tenants and allows you to add Rent & Legal Protection with Rentguard Insurance. This reference can take up to two weeks to complete. For non-managed properties you will need to quote the agent ID: 7840 and the address of the property you would like to insure.

Please ask a member of staff if you have any questions about our fees.

