

This Office is in the process of completing Client Money Protection Scheme.

This Office is part of the Property Redress Scheme (PRS)

| LANDORD FEE(S) | Price Excluding VAT | Price Including VAT |
|---|---|---|
| Set up fee Fully Managed - Based on a % of agreed rental term 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 letting consents, Carry out accompanied viewings (as appropriate), Market the property and advertise on relevant portals, Erect board outside property in accordance with Town and Country Planning Act 1990, Advise on nonresident tax status and HMRC (if relevant) | 8% | 9.6% |
| Management Fee % - Based on % of the rent pcm Collect and remit the monthly rent received, pursue non-payment of rent and provide advice on rent arrears actions, Deduct commission and other works, Advise all relevant utility providers of changes, Undertake management visits and notify landlord of the outcome, Arrange routine repairs and instruct approved contractors, Hold keys throughout the tenancy term, Make any HMRC deduction and provide tenant with the NRL8 (if relevant) | 4% pcm of the rent | 4.8%pcm of the rent |
| Set Up Fee Tenant Find/Let Only - Based on a % of 12 months' rent 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 letting consents, Carry out accompanied viewings (as appropriate), Market the property and advertise 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 the NRL8 (if relevant) | 8% | 9.6% |
| Rent Collection Fee % - Based on a % of the rent pcm 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 letting consents, carry out accompanied viewings (as appropriate), Market the property and advertise 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 the monthly rent received, pursue non-payment of rent and provide advice on rent arrears actions, deduct commission and other works, Advise all relevant utility providers of changes | 10% | 12% |
| Check Out - Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s) | Studio: £80 1 Bed: £100 2 Bed: £120 3 Bed: £140 4 Bed: £160 | Studio: £96 1 Bed: £120 2 Bed: £144 3 Bed: £168 4 Bed: £192 |
| Management Visits on a Let Only or Rent Collection Service | Studio: £75 1 Bed: £80 2 Bed: £85 3 Bed: £90 4 Bed: £95 | Studio: £90 1 Bed: £96 2 Bed: £102 3 Bed: £108 4 Bed: £114 |
| Renewal Fee (Landlord) - Based on a % of the Original Let Fee Contract negotiation, amending & updating terms and arranging a further tenancy & agreements | 50% of the original Let Fee | 60% of the original Let Fee |
| Withdrawal Fee - Based on a % of agreed rental term | 50% | 50% |
| Rent Recovery Warranty | £180 per annum | £216 per annum |
| Optimum (court costs for non-payment of rent) | £80 for 1 year (renewable subject to Tenant(s) being rereferenced) | £96 for 1 year (renewable subject to Tenant(s) being |

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| | | rereferenced) |
| Photocopies of inventory/Tenancy Agreement | £10 per document | £12 per document |
| Letter for mortgage purposes | £30 refundable if using Idealse Lettings | £36 refundable if using Idealse Lettings |
| EPC | £75 | £90 |
| Gas Safety Cert/Check | £75 | £90 |
| Key cutting | £10 plus cost of key | £12 plus cost of key |
| Legionnaires Risk Assessment | £99 | £118.80 |
| EICR (electrical installation condition report) | £150 | £180 |
| Changing light bulbs | £25 plus cost of bulbs | £30 plus cost of |
| Work supervision and arrangement fees | 10% for cost of repairs & maintenance work may be made for work carried out in excess of £500.00 | 12% for cost of repairs & maintenance work may be made for work carried out in excess of £500.00 |
| Any commission earned by us when acting on your behalf will be retained by us, typically this will range from nil to 10% of the value of the works completed. | | |
| Fee for two or more quotes for repairs <i>Based on a fixed fee</i> | £23.50 per quote | £28.20 per quote |
| Fee for time spent in arranging quotes & organising repairs, prior to the letting of the Premises should a let not proceed, or during vacant periods. <i>Based on a fixed fee</i> | £20.00 per quote | £24 per quote |
| Care-Taking Service; per visit for visiting and checking the Premises during void periods. <i>Based on a fixed fee</i> | £25.00 per visit | £30.00 per visit |
| Administration charge for quarterly returns etc if you are not resident in the UK and do not hold an approval number | £100 per quarter | £120.00 per quarter |
| Administration charge for additional services carried out upon your written request | £25.00 per service | £30 per service |