

Fees for Landlords- all fees include VAT

Fee for let only service: 9.6% of the total annual rent.

Fee for Let and Rent Collection: 12% of the total annual rent, this is split 9.6% for the letting of the property and 2.4% for rent collection, plus vat (9.6% paid in advance 2.4% taken from rent each month for rent collection). Additional cost for serving any notice is £60.00 per notice.

Full Management Service: 14.4% of the total annual rent (9.6% paid in advance, 4.8% taken from rent each month for management) No additional costs.

PAID MONTHLY FULL MANAGEMENT SERVICE: 14.4%

deducted from rent each month - **this fee remains constant for as long as the tenant resides at the property.**

Fees for Holding & Registering Tenants Deposit:

1. For managed properties a yearly fee of **£39.00**
2. For unmanaged properties a yearly fee of **£75.00**

Serving notices for un-managed properties: **£75.00**

Renewal Fees

Should the same tenant stay in occupation longer than one year our renewal fees are as follows:

7.2% of the rental income for complete period of the tenancy for Year 2; reducing to 4.8% for Year three; and 4.8% Thereafter

This does not include the 2.4% rent collection or 4.8% full management fee charged separately. If you pay a monthly fee for either full management or rent collection there will be no renewal fee. This rate will stay the same no matter how long your tenants stay and renew for.

If you decide you wish your tenant to go on to a Statutory Periodic Tenancy (which is a month to month basis) when the tenancy agreement expires, we confirm this in letter form to the tenants and you will be charged either monthly or quarterly depending on whether managed or unmanaged circumstances.

Inventory (Via independent inventory clerk)–

PLEASE SPEAK TO THE LETTINGS TEAM FOR ANY DISCOUNTS THAT MAY APPLY TO THE ABOVE FEES

***The above only covers the fees that Hobdays charge and do not include property maintenance, gas safety checks, rental warranties etc.
For clarification speak to a member of the lettings team.***