

FEES SCHEDULE

Full management service – Landlords Fees

60% (50% +VAT) of the first month's rent introduction fee and 12% (10% +VAT) thereafter of the gross rent collected before deductions per month.

Tenancy set up fees – including tenancy agreement – Free of charge
Deposit Registration Fee – Free of charge
Right to Rent Checks – Fee of charge
Rental and legal warranty – Charged at cost
Inventory and check in – Charged at cost
Inventory check out (at the end of the tenancy) – Charged at cost
Arranging Gas Safety Checks – Free of charge
Arranging EPC (Energy Performance Certificate) – Free of charge
Arranging (EICR) Electrical Installation Report – Free of charge
Arranging installing smoke and carbon monoxide alarms – Free of charge
Arranging Legionella Risk Assessment – Free of charge
Renewal of tenancy Fee -Contract negotiation, amending and updating terms and arranging a further tenancy agreement, Issuing notices including Gas Safety Check, EPC, How to rent checklist – Free of charge
Rent Reviews – Free of charge
Service of Notices to terminate a tenancy (Form 6A Section 21 & Section 8) – Free of charge
Court Attendance - £120.00
Accompany Bailiff & Locksmith on eviction- £72.00
Arranging a Statutory Declaration witnessed £30.00 plus cost
Alterations (At Landlords Request) to our standard Tenancy Agreement - £72.00
Abortive Tenancy Charge: after referencing/let agreed – £300.00 to cover our costs

Tenant find only service only – Landlord Fees

3 weeks rent +VAT (25.2 days rent inclusive of VAT)

Tenancy set up fees – including tenancy agreement – Free of charge
Deposit Registration Fee – £30.00
Right to Rent Checks – Fee of charge
Rental and legal warranty – Charged at cost
Inventory and check in – Charged at cost
Inventory check out (at the end of the tenancy) – Charged at cost

Tenant find only service only continued – Landlord Fees

Arranging Gas Safety Check – £30.00 + Plus cost of check
Arranging EPC (Energy Performance Certificate) – £30.00 + Plus cost of EPC
Arranging (EICR) Electrical Installation Report – £30.00 + Cost of inspection
Arranging installing smoke and carbon monoxide alarms – £30.00 + Plus cost of S&F
Arranging Legionella Risk Assessment – £30.00 + Cost of assessment
Renewal of tenancy Fee -Contract negotiation, amending and updating terms and arranging a further tenancy agreement. Issuing notices including Gas Safety Check (landlord supplied), EPC, How to rent checklist - £240.00
Rent Reviews – Free of charge
Service of Notices to terminate a tenancy (Form 6A Section 21 & Section 8) – £72.00
Suppling a new tenancy agreement- £72.00
Arranging a Statutory Declaration witnessed £30.00 plus cost
Alterations (At Landlords Request) to our standard Tenancy Agreement - £72.00
Abortive Tenancy Charge: after referencing/let agreed – £300.00 to cover our costs

Tenants Fees

Holding Deposit (per tenancy) – One weeks rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent Check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 days (or other Deadline for agreement as mutually agreed in writing)

Security Deposit (Per tenancy, Rent under £50,000 per year) – Five weeks' rent.
The covers damages or defaults on the part of the tenant during the tenancy.

Flatfair Deposit Replacement Scheme – If acceptable on property – A non-refundable fee of one weeks rent (+VAT) payable to Flatfair to join the scheme.

Unpaid Rent: Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Tenant Fees – Continued

Lost Key(s) or other security Device(s) – Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost key(s) or other security devices(s).

Variation of Contract: £50.00 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Charge of Sharer (Tenants' Request): £50.00 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenants' Request): Should the tenant wish to leave their contract early, they shall be liable to the landlords' costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please see our terms & condition for services provided for each level of service

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

Redress: This firm is a member of The Property Ombudsman www.tpos.co.uk

Client Money Protection: Provided by UKALA

