

FEES TO LANDLORDS:

JOINING THE AGENCY FEE: £120 (PLUS VAT)

- 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
- Advise on non-resident tax status and HMRC (if relevant)

FULL MANAGEMENT: 12% OF RENT COLLECTED (PLUS VAT)

- 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 two inspection visits per annum 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)
- 8% if the property is purchased through ourselves

LET ONLY: STARTING AT £350 (PLUS VAT)

- 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)

COURT ATTENDANCE: £50 (PLUS VAT) PER HOUR

EPC: £60 (PLUS VAT)

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

FEES TO TENANTS:

BEFORE YOU MOVE IN: REFERENCING FEE: £66 (PLUS VAT) PER PERSON OVER 18 YEARS

Referencing (identity, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)

GUARANTOR FEE: £66 (PLUS VAT) PER GUARANTOR (IF REQUIRED)

Referencing (identity, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)

ADMINISTRATION FEE: £120 (PLUS VAT) PER TENANCY AGREEMENT

Preparing an Inventory and Schedule of Condition of the property, ensuring all relevant safety certificates are in place and creating your tenancy agreement.

DAY OF SIGNING THE TENANCY:

RENT: ONE MONTHS RENT

DEPOSIT: EQUIVALENT TO ONE MONTHS RENT = RETURNABLE SECURITY DEPOSIT

To cover the risk of property damage including professional cleaning and/or loss of rent This will be protected by Tenancy Deposit Scheme (TDS) and may be returned at the end of the tenancy

DURING YOUR TENANCY:

AMENDMENT FEE: £120 (PLUS VAT)

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

RENEWAL FEE: £80 (PLUS VAT)

OTHER FEES AND CHARGES:

FUTURE LANDLORD REFERENCE FEE: £24 (PLUS VAT) PER REFERENCE REQUEST

Collating information and providing a reference for a future landlord or letting agent

UNPAID RENT / RETURNED PAYMENTS: INTEREST AT 3% ABOVE BANK OF ENGLAND BASE RATE FROM DATE DUE

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