

FEES TO: TENANTS

BEFORE YOU MOVE IN:

Set up Fee (tenant's share) £242.50 (inc VAT) for one tenant

Referencing of one tenant (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Additional Tenant Fee £92.50 (inc VAT) per tenant

Processing the application, associated paperwork and referencing.

Guarantor Fee £75.00 (inc VAT) per guarantor (if required)

Covering, credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Permitted Occupier Fee £92.50 (inc VAT)

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy.

Pet Deposit: Returnable additional security deposit of £750.00 (if required)

To cover the added risk of property damage. This will be protected with your security deposit in a Government-Authorised Scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY:

Amendment Fee £36.00 (inc VAT)

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

Renewal Fee £36.00 (inc VAT)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Out of Hours Services £75.00 per hour (inc VAT) plus any actual costs incurred

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate.

Late Payment of Rent Fee £30.00 (inc VAT)

Unpaid Rent/Returned Payments Interest at 8% above Bank of England Base Rate from date due.

OTHER FEES AND CHARGES:

Credit Card Transaction 3% (inc VAT)



FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

Tenant Find: 0% of rent (inc VAT)
INCLUDES:

Collect and remit initial months' rent received
Collect and remit security deposit received
Provide tenant with method of payment
Deduct any pre-tenancy invoices

Fully Managed: 12% of rent (inc VAT)
INCLUDES:

Collect and remit initial months' rent received
Collect security deposit and lodge with a Government-Authorised Scheme
Provide tenant with method of payment
Deduct any pre-tenancy invoices
Advise all relevant utility providers of changes
Deduct commission and other works
Supply Monthly Rental Statements
Inventory fee
Pursue non-payment of rent and provide advice on rent arrears actions
Undertake four inspection visits per annum and notify landlord of the outcome
Arrange routine inspections and instruct approved contractors
Arrange routine repairs and instruct approved contractors
Hold keys throughout the tenancy term
Annual rent review
Tenancy Agreement renewal fee
Check out fee

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Setup Fee (landlord's share) £420.00 (inc 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
- Erect board outside the property in accordance with Town and Country Planning Act 1990
- Prospective tenant referencing
- Draw up Tenancy Agreement in accordance with the landlord guidelines

ADDITIONAL FEES AND CHARGES

- Additional property visits £36.00 (inc VAT)
- Tenancy Agreement renewal fee £90.00 (inc VAT)
- Caretaking of an empty property £18.00 (inc VAT) per week
- Notice of possession £90.00 (inc VAT)
- Court attendance £102.00 (inc VAT) per day or part thereof
- Credit card transaction 3% (inc VAT)

