

Landlord Lettings Price List

All fees are inclusive of VAT at the prevailing rate.

Management & Service Fees

Service	Fee (inc VAT)
Management including Rent & Legal Protection <i>Provide rent and legal protection cover built into the management service. Full details of the cover can be provided upon request. Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</i>	18.6% of agreed rent pcm
Management <i>Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</i>	15% of agreed rent pcm
Rent Collection including Rent & Legal Protection <i>Provide rent and legal protection cover built into the management service. Full details of the cover can be provided upon request. Collect & remit the monthly rent received, deduct commission & other works, pursue non-payment of rent & provide advice on rent arrears actions, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</i>	15.6% of agreed rent pcm
Rent Collection <i>Collect & remit the monthly rent received, deduct commission & other works, pursue non-payment of rent & provide advice on rent arrears actions, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</i>	12% of agreed rent pcm

Tenancy Set-Up Fees

Service	Fee (inc VAT)
Tenancy Set Up Fee Tenant Find / Let Only <i>Agree the market rent & find a new (or replacement) tenant in accordance with the landlord terms of business; advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), market the property & advertise on relevant portals. Collect & 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 & provide tenant with the NRL8 (if relevant).</i>	5 weeks' rent — subject to a minimum fee of £1,250
Tenancy Set-Up Fee Fully Managed & Rent Collection <i>Agree the market rent and find a new (or replacement) tenant in accordance with the landlord terms of business; advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), market the property & advertise on relevant portals, erect board outside property in accordance with Town & Country Planning Act 1990, advise on non-resident tax status and HMRC (if relevant).</i>	£240

Deposit Registration Fee Per Annum <i>Based on a fixed fee. All tenant deposits must be registered by law. This fee is for registering landlord & tenant details and protecting the security deposit with a Government authorised scheme, providing the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy.</i>	£60
Professional Inventory & Checkout Fee <i>The price of the inventory & checkout fees varies dependent on the size of the property. A specific quote can be obtained upon request.</i>	Subject to property size — please ask for more information
Tenancy Referencing Fee <i>Based on a fixed fee, per person. Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords) & any other relevant information to assess affordability. Chargeable only when not taken as part of our standard services.</i>	£84 per person
Withdrawal Fee <i>If you instruct us to proceed with a proposed Tenancy and subsequently withdraw your instructions before the completion of the Tenancy documentation, you agree to meet the reasonable costs and expenses incurred by us and pay a contribution towards our advertising costs.</i>	Subject to a minimum fee of £240

Compliance & Certificates

Service	Fee (inc VAT)
EPC <i>To arrange access and retain certificate.</i>	£120
Gas Safety Certificate / Check <i>To arrange access and retain certificate.</i>	£120
Smoke / Carbon Monoxide Alarm Installation <i>Arranging the installation of smoke and carbon monoxide alarms.</i>	£45 plus parts
Smoke / Carbon Monoxide Alarm Checks Tenant Find / Let Only <i>To check alarms on the first day of the Tenancy.</i>	£30
Portable Appliance Test (PAT) <i>To arrange access and retain certificate.</i>	£50
Legionnaires Risk Assessment <i>To arrange access and retain certificate.</i>	£150
EICR (Electrical Installation Condition Report) <i>To arrange access and retain certificate.</i>	Subject to property size

Legal & Notices

Service	Fee (inc VAT)
Preparation of Section 8 Managed / Rent Collection Service <i>This fee is charged for the agent to create, produce and serve the Section 8 Notice on the landlord's behalf.</i>	£180
Preparation of Section 8 Tenant Find / Let Only Service <i>This fee is charged for the agent to create, produce and serve the Section 8 Notice on the landlord's behalf.</i>	£360
Preparation of Section 13 Managed / Rent Collection Service <i>This fee is charged for the agent to create, produce and serve the Section 13 Notice on the landlord's behalf.</i>	£180
Preparation of Section 13 Tenant Find / Let Only Service <i>This fee is charged for the agent to create, produce and serve the Section 13 Notice on the landlord's behalf.</i>	£360
Section 13 Tribunal Dispute Fee <i>In the event that tenant(s) dispute their rent increase with the First-tier Tribunal Service. This fee covers compiling the relevant documentation to support the landlord's position.</i>	£180
Deposit Dispute Fee <i>In the event that a settlement cannot be made with us acting as Stakeholder. This fee covers compiling the relevant documentation to support the landlord's position.</i>	£180
Court Attendance <i>To attend with and/or represent you in Court — e.g. eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable.</i>	£400 + Expenses

HMRC & Reporting

Service	Fee (inc VAT)
Quarterly Submission of Non-Resident Landlord to HMRC <i>This fee is charged to remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC. An annual submission is also required.</i>	£30 per quarter
Annual Submission of Non-Resident Landlords to HMRC	£60 per annum
Annual Summary Report <i>The fee is charged to produce a single summary statement of those monthly statements already sent.</i>	£60 per annum

All charges are correct at the time of print and are inclusive of VAT at the prevailing rate.

If you have any questions about our fees, please speak to a member of staff.