

Landlord Fees Schedule

New assured shorthold tenancies (AST) signed on or after January 1st 2024

A little about ourselves

We are a family run business and we pride ourselves on customer service whilst ensuring that the legal legislations are maintained on all rentals and are always up to date and any new items that the government bring in.

| | Initial Letting Fee | |
|---|--|--|
| | Full months' rent to include all taxes, Inventory & deposit holding fee | Full months' rent + VAT To include Inventory & deposit holding fee |
| | Full Management 10% + VAT | Let Only |
| Comprehensive marketing & accompanied viewings | ✓ | ✓ |
| Source prospective tenant and negotiate on your behalf | ✓ | ✓ |
| Organisation of legally required safety certificates (Gas & Electric) as/when required (Additional fees & charges see overleaf) | ✓ | ✓ |
| Arranging EPC as/when required (Additional fees & charges see overleaf) | ✓ | ✓ |
| Complete full & professional referencing to include Right to Rent | ✓ | ✓ |
| Complete professionally prepared inventory (no house size conditions) | ✓ | ✓ |
| Drawing up of tenancy agreement (& guarantor agreement if applicable) | ✓ | ✓ |
| Collection of 1 st months rent and deposit | ✓ | ✓ |
| Arranging deposit protection with My Deposits | ✓ | ✓ |
| Rent Guarantee Policy for the first 12 months of new tenancy | ✓ | £300 incl VAT additional charge per annum |
| Collection of monthly rent | ✓ | |
| Issuing of monthly statements | ✓ | |
| Credit control as required including legal notices | ✓ | |
| Utility and council tax management | ✓ | |
| Regular property inspections including report | ✓ | |
| Reactive & proactive maintenance management (cap amount to be agreed) | ✓ | |
| Maintenance invoice management | ✓ | |
| Access to free lettings legal advice | ✓ | |
| 24 hour contact for tenants in case of emergency | ✓ | |
| Annual rent review in guidance with inflation & house price index | ✓ | £50 + VAT additional charge per notice given |

SALES

LETTINGS

MORTGAGES

Additional Fees and Charges

Pre-Tenancy Fees

Arranging and facilitating statutory compliance if not provided on the instruction or undertaken by the landlord.

- Energy Performance Certificate (EPC) £90 (inc VAT) Currently rentals must be Energy Rating E or above
- Gas Safety Certificate £100-£120 (inc VAT) additional fee if works are needed to be completed, this will be done on a quote basis
- Electrical Installation Condition Report (EICR) £180 (plus VAT) additional fee if works are needed to be completed, this will be done on a quote basis
- Portable Appliance Testing (PAT) Cost depends on number of appliances required to be tested
- Pre-tenancy clean £20 per hour (if required) Cost depends on number of hours required
- First tenancy clean for oven £100 (inc VAT) to be charged to the Landlord & subsequently taken from tenant's deposits thereafter.
- First tenancy clean for carpets. Cost depends on number of carpeted rooms/time taken. To be charged to the Landlord & subsequently taken from tenants deposits thereafter.

Any further questions please do not hesitate to contact us on the details below

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