

LANDLORD FEES SCHEDULE

ADDITIONAL NON-OPTIONAL FEES AND CHARGES



START OF TENANCY FEES – TENANT FIND SERVICE

- Referencing for up to two tenants and/or Guarantor (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) £120 inc. VAT
- Additional Tenant and/or Guarantor Referencing Fees: £60 (inc. VAT) per tenant. As Set-up Fees above for additional tenants.
- The preparation and arranging for signature of the tenancy agreement - £108 inc. VAT
- The preparation of a Schedule of Condition for an unfurnished property with three or under bedrooms - £120 inc. VAT. If the property is partially or fully furnished or four bedrooms or more then a quote will be obtained and provided to the Landlord.

START OF TENANCY FEES – RENT COLLECTION, FULL MANAGEMENT AND PREMIUM MANAGEMENT

Set-up Fees: £480 (inc. VAT) per tenancy.

- Referencing tenants and/or Guarantor (ID checks, Right-to-Rent check, 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 signing of the tenancy agreement.
- The preparation and arranging for signature of the tenancy agreement
- The preparation of a Schedule of Condition for an unfurnished property with three or under bedrooms. If the property is partially or fully furnished or four bedrooms or more then a quote will be obtained and provided to the Landlord.

DURING TENANCY FEES

- **Additional Property Visits: £90 (inc. VAT) per visit.** Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.
- **Rent Review Fees: £60 (inc. VAT) per tenancy.** Review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, and serve a Section 13 Notice if the tenancy is on a periodic basis.
- **Renewal Fees: £108 (inc. VAT) per tenancy.** Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

END OF TENANCY FEES

- **Check-out Fees: £120 (inc. VAT) per tenancy.** Attending the property to undertake an end of tenancy check out based on the original inventory and negotiating the repayment of the security deposit.
- **Tenancy Dispute Fee: £180 (inc. VAT) per tenancy.** The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit.
- **Fees for the service of Legal Notices (Form 6a):** £90 (inc. VAT) per Notice.

OTHER FEES AND CHARGES

- Court Appearances, Insurance Claims and any further additional services (which are outside our services listed above): £114 inc. VAT per hour.
- Obtaining more than two contractor quotes: £36 (inc. VAT) per quote. Fully Managed and Premium Managed service only.
- Empty Property Visits, £48 inc. VAT and 45p per mile after the first 5 miles from the nearest office to cover travelling expenses.
- Landlord Withdrawal Fees (before move-in): £240 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.