LANDLORD FEE STRUCTURE

ALL FEES INCLUDE VAT

Management fee per calendar month 12.3%

Managed tenancy set-up fee to locate and secure a tenant, fully reference, prepare all tenancy documentation, check in and post move in administration **£300.00**

Letting Only set up fee for tenant find, landlord managing the tenancy **90% of one month’s rent**

Tenancy Renewal Agreements cost to Landlord on a fixed term renewal **£60.00**

Inventory/Schedule of Condition

The cost of the inventory/schedule of condition is variable depending on the type and size of the propertyand whether it is furnished  **From £78.00**

Gas safety inspection  **£84.00**

Portable appliance test **per item £3.60**

Electrical circuitry check including up to 5 appliances **£84.00**

Combined gas and electrical inspection/test **£144.00**

Preparation of an Energy Performance Certificate if required £84.00

Preparation of Legionella risk assessment if required/requested **£120.00**

Tax -Non-Exempted (Non- Resident) Landlords charge per quarter/per property for submission of quarterly/annual returns/final certificate **£60.00**

Provision of annual statement of income under Para1 of Schedule 23 Finance Act 2011 **£18.00**

Insurance Claim

For claims exceeding £100 a charge based on the total of any claim if you wish us to act **12%**

 Inspections

Each requested **additional** inspection carries a fee per visit of **£30.00**

Empty Properties/Void Period/House sitting inspections **From £30.00**

Pre-Letting Service and /or General Refurbishment.

To facilitate redecoration/refurbishing of a property this service attracts a fee equivalent to**12%** of the total invoiced cost of the works levied at the discretion of the company

Where a claim on the deposit is made via the Alternative Deposit Resolution of the DPS

a one-off charge will be made for the collation and submission of evidence. £120.00

Court attendance by the hour as required £36.00

Deposit registration with the DPS (one off charge at the tenancy commencement) £30.00