

# Landlord Fees Schedule



## Tenant Find Only

### 3 Weeks Rent + VAT\*

Agree the market rent and find a tenant in Accordance with our terms of business. Advise on current market conditions and preparation of property for letting. Provide guidance on compliance and letting consents. Erect board outside property in accordance with regulations. Discuss non-resident tax status and HMRC (if relevant). Prepare property brochure, market the property and advertise on relevant portals. Carry out accompanied viewings. Arrange an open house event (sole agency only) Negotiate offers and obtain references. Prepare and submit tenancy agreement. Arrange method of payment with tenant Receive and remit first month's rent.

**\*Subject to a Minimum Fee of £960 (Inc VAT)**

## Part Managed

### 9.6% of rent (Inc. VAT)

In addition to tenant introduction only service:

Collect & remit rent

Prepare regular statements

Operate rent arrears procedures should rent not be received

Provide advice on rent arrears action

Contact landlord & tenant before 12 month tenancy anniversary for tenancy review and section 13 rent increase

Give advice on current rental market conditions

Arrange check out & provide check out report at the end of tenancy

## Fully Managed

### 13.2% of rent (Inc. VAT)

In addition to part managed service:

Arrange repairs & instruct approved contractors

Approve contractor invoices

Provide a property management 24 hour emergency service

Provide online maintenance reporting facility system

Investigate other tenancy related matters

Annual routine property visit

Negotiate with landlord & tenant any disbursement from the deposit

## Fully Managed Pro

### 14.4% of rent (Inc. VAT)

In addition to fully managed service:

1 Additional property visit per year

**Rent & Legal Protection Cover** with the following benefits:

Protection from first day of rent arrears

No Excess / hidden charges

100% of rent protected for up to 24 months or vacant possession if sooner

75% of rent paid after vacant possession while property is remarketed for up to 3 months

£100,000 (max) covered in legal costs obtaining back possession of property

Enhanced Section 13 Notice Tribunal Protection

Section 8 Service for all common grounds

Client Money Protection:  
www.propertymark.co.uk



Independent Redress:  
www.tpos.co.uk



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## Additional Non-Optional Fees – Part Managed & Fully Managed & Fully Managed Pro Services

| AI Enhanced Photography   | Floor Plans                         | Video Walk Round  | Open House Event                  | Full Market Launch and Tenant Find |
|---------------------------|-------------------------------------|-------------------|-----------------------------------|------------------------------------|
| ✓                         | ✓                                   | ✓                 | ✓                                 | ✓                                  |
| Comprehensive Referencing | Tenancy Deposit Scheme Registration | Tenancy Agreement | Inventory & Schedule of Condition | Check-out Inspection and Report    |
| ✓                         | ✓                                   | ✓                 | ✓                                 | ✓                                  |

|            |                    |
|------------|--------------------|
| Room Let:  | £240.00 (Inc. VAT) |
| Studio:    | £420.00 (Inc. VAT) |
| 1 Bedroom: | £510.00 (Inc. VAT) |
| 2 Bedroom: | £570.00 (Inc. VAT) |
| 3 Bedroom: | £630.00 (Inc. VAT) |
| 4+ Bedroom | £690.00 (Inc. VAT) |

Furnished or outbuildings are charged at an additional £24 (inc. VAT)

### Additional Fees & Charges

|                                                                                             |                        |
|---------------------------------------------------------------------------------------------|------------------------|
| Safe & Legal Checks                                                                         | £180 (inc. VAT)        |
| Sanction Register Checks                                                                    | £24 (inc. VAT)         |
| Additional Property Visits                                                                  | £90 (inc. VAT)         |
| Renewal Fee (Non Housing Act)                                                               | £96 (inc. VAT)         |
| Issue of Section 13 Notice                                                                  | £96 (inc. VAT)         |
| Submission To TDS                                                                           | £180 (inc. VAT)        |
| Withdrawal Fee                                                                              | £300 (inc. VAT)        |
| Court Attendance                                                                            | £144 (inc. VAT) / hour |
| Rent Protect PRO:                                                                           | 3.6% (inc. VAT) PCM    |
| Ultimate Legal Cover                                                                        | £216 (inc. VAT)        |
| Change Of Sharer Administration Fee                                                         | £300 (inc. VAT)        |
| Issue of Section 8 Notice**                                                                 | £240 (inc. VAT)        |
| Termination Fee Remainder of Fees Due to end of Agreement Period + 1 Months Rent (inc. VAT) |                        |
| Instructing Another Agent During Sole Agency:                                               | £360 (inc. VAT)        |
| Hourly Rate for bespoke work billed at                                                      | £60 (inc. VAT) / hour  |
| **Included With FMpro Service or If RPpro Taken                                             |                        |

### Additional Optional Charges (Tenant Find Service)

|                                   |                 |
|-----------------------------------|-----------------|
| Inventory                         |                 |
| Room Let / Studio                 | £180 (inc. VAT) |
| One bedroom                       | £240 (inc. VAT) |
| Two bedrooms                      | £270 (inc. VAT) |
| Three bedrooms                    | £300 (inc. VAT) |
| Four+ bedrooms                    | £360 (inc. VAT) |
| Furnished properties as per above | +£24 (inc. VAT) |
| Register deposit with T.D.S       | £60 (inc. VAT)  |
| Safe & Legal Checks               | £180 (inc. VAT) |
| Tenancy renewal (Non Housing Act) | £120 (inc. VAT) |
| Issue of Section 8 Notice         | £330 (inc. VAT) |
| Issue of Section 13 notice        | £180 (inc. VAT) |
| Ultimate Legal Cover              | £216 (inc. VAT) |

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