

New Business Price List

	Silver	Gold	Platinum
Your gas and electric paid We organise for your gas and electric bills to be paid for up to 28 days whilst your property is vacant	N/A	✓	✓
Free mortgage consultation/review Have an over the phone no obligation, consultation with one of our advisors	✓	✓	✓
Guarantee to beat your current landlord insurance Speak with our approved insurance provider to beat or match your existing landlord insurance premiums	✓	✓	✓
Complete move in service including ARLA tenancy agreement Tenancy agreement creation along with additional current legislation move in documentation and hand over of utility meters and Council responsibilities.	✓	✓	✓
Tenant referencing Often a stipulation within your landlord insurance, we ensure your tenant is credit checked, receive employment references and previous landlord references where possible	✓	✓	✓
Detailed photographic inventory report This comprehensive report is deemed the only way to fully safeguard you from end of tenancy costs	£100 Reduced to £75 if purchased in conjunction with check out report	✓	✓
Mid-term inspection Full property inspection including smoke alarm test and cleanliness check	£75	✓	✓
Rent review We ensure your rental income remains in line with current valuations and suggest increases where applicable	£100 Including a full tenancy renewal	✓	✓
Check out inspection report It is now more important than ever to document the end condition of your property correctly in order to make any valid deductions	£100 Reduced to £75 if purchased in conjunction with inventory report (Payable at outset)	✓	✓
Tenancy end notice With legislations changing regularly, our licensed team ensure the correct notice is served to end your tenancy correctly	£100	✓	✓
Your rental income guaranteed Our rent guarantee package includes up to £25,000 rental income protection	£199	£175	✓
Legal and tax investigation insurance Up to £100,000 legal expenses cover and Tax investigation cover	Included when rent guarantee is taken out	Included when rent guarantee is taken out	✓
Set up fee	£150	£150	£150
Letting fee Only payable once a suitable and qualified tenant is sourced	75% + VAT Subject to minimum fee of £450 + VAT	50% + VAT Subject to minimum fee of £375 + VAT	50% + VAT Subject to minimum fee of £350 + VAT
Monthly fee Let us manage and log daily communication, complex legislative matters, advise on repairs (often pushing back to the tenant) and collect your rent	N/A	12% + VAT Subject to minimum fee of £60 + VAT	14% + VAT Subject to minimum fee of £70 + VAT

Landlord Fees Schedule

Additional non-optional fees and charges

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £84 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £96 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) £210 (inc. VAT) per tenancy
- Portable Appliance Testing (PAT) £48 (inc. VAT) per tenancy + £1 per appliance
- Legionella Risk Assessment £TBC (inc. VAT) per tenancy
- Installing Smoke alarms £30 (inc. VAT) and Carbon Monoxide £36 (inc. VAT) per alarm

START OF TENANCY FEES

Set-up Fees: £150 (inc. VAT) per tenancy

- Agree the market rent and find a suitable tenant in accordance with the landlord guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)

Deposit Registration Fees (where collected): £42 (inc. VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Inventory Fees: £150 for a full inventory or £60 to reuse an old inventory. This does not apply to a managed service as this is included.

Landlord Withdrawal Fees (before move-in): £150 (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.

DURING TENANCY FEES

Additional Property Visits: £60 (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: £90 (inc. VAT) per Let Only tenancy or £0 (inc. VAT) per Managed 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, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis.

Renewal Fees: £60 (inc. VAT) per tenancy. Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Landlord Withdrawal Fees (during tenancy): 3 month notice + 3 months management fee if the Landlord is to continue letting to the tenant introduced by the agent (subject to VAT) per tenancy. To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to a Tenant-Find service.

Landlord Fees Schedule

Additional non-optional fees and charges

Submission of non-resident landlords receipts to HMRC: £120 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.

Additional property visit: £60 To attend for specific requests such a neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visits

Arrangement Fees for works over £500: 10% of net cost (inc. VAT). Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee. Fully Managed service only.

END OF TENANCY FEES

Check-out Fees: £100 (inc. VAT) per tenancy. Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Fees for the service of Legal Notices (Section 8 or Section 21): £90 (inc. VAT) per Let Only tenancy or £0 (inc. VAT) per Managed per Notice.

Court Attendance Fees: £180 (inc. VAT) per hour.

FINANCIAL CHARGES

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid.

Submission of Non-Resident Landlords receipts to HMRC £100 (inc. VAT) quarterly. To remit and balance the financial Return to HMRC on both a quarterly and annual basis

Additional HMRC Reporting Fees: £100 (inc. VAT) per request. Responding to any specific queries relating to either the quarterly or annual Return from either the landlord or HMRC.

Fees for providing an Annual Income and Expenditure Schedule: £100 (inc. VAT) annually.

Same-Day Payment Fees: £25 (inc. VAT) per payment. Should the landlord request a payment faster than the agreed timescales within their existing Terms of Business, this covers the costs of providing a same-day payment service.

OTHER FEES AND CHARGES

Arrangement Fees for refurbishments over £500: 10% of net cost (inc. VAT). Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee.

Obtaining more than three contractor quotes: £0 (inc. VAT) per quote. Fully Managed service only.

Vacant Property Management Fees: £72 (inc. VAT) per visit. To cover the costs associated with visiting the property to undertake visuals checks on the inside and outside at a frequency mutually agreed with the landlord.

Management Take-over Fees: £TCB - Individually negotiated (inc. VAT) per tenancy. To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under "Set-up Fees" above, receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.