

FEES TO TENANTS

BEFORE YOU MOVE IN :-

SET UP FEE : £160.00 INC VAT FOR THE FIRST TENANT

To include :

- ❖ REFERENCING, IDENTITY CHECK, IMMIGRATION AND VISA CONFIRMATION
- ❖ FINANCIAL CREDIT CHECKS
- ❖ REFERENCES FROM CURRENT OR PREVIOUS EMPLOYERS/LANDLORDS
- ❖ INFORMATION TO ASSESS AFFORDABILITY
- ❖ CONTRACT NEGOTIATION
- ❖ ARRANGING TENANCY AND AGREEMENT

ADDITIONAL TENANT FEE : £60.00 INC VAT PER TENANT
Processing application and referencing as above

GUARANTOR FEE : £20.00 INC VAT
Processing application and preparing Deed of Guarantee

PET DEPOSIT : Additional deposit of £200.00
(only refundable if no damaged caused to the property – to cover the added risk of property damage)

DURING YOUR TENANCY :

AMENDMENT FEE £50.00 INC VAT
(Amending terms and updating tenancy agreement)

ENDING YOUR TENANCY :

Future landlord reference fee £20.00 INC VAT PER REFERENCE

OUT OF HOURS SERVICES

£30.00 INC VAT Per hour and disbursements

(Where actions of the tenant result in the Agent or nominated contractor attending the Property. Time to remedy the situation is charged at the prevailing rate).

FEEES TO LANDLORDS

TENANT FIND :

£600.00 minimum inc VAT

To include :-

- ❖ **MARKETING, PHOTOGRAPHY, INTERNET ADVERTISING, BOARDS**
- ❖ **TENANT SELECTION, INTRODUCTION, REFERENCING**
- ❖ **PREPARATION OF TENANCY AGREEMENT**
- ❖ **ARRANGEMENT OF EPC AND GAS SAFETY CERTIFICATE (ADDITIONAL COST)**
- ❖ **ARRANGEMENT OF PROFESSIONAL CLEAN (ADDITIONAL COST)**
- ❖ **ARRANGEMENT OF INVENTORY/SCHEDULE OF CONDITION**
- ❖ **CHECK IN AND CHECK OUT (ADDITIONAL COST)**
- ❖ **COLLECT DEPOSIT AND INITIAL MONTH'S RENT**
- ❖ **PROVIDE TENANT WITH METHOD OF PAYMENT**

FULLY MANAGED :

12% including VAT

Includes all of the above as well as the following :-

- ❖ **ARRANGING ROUTINE REPAIRS AND MAINTENANCE**
- ❖ **DEALING WITH ANY ISSUES RELATING TO THE TENANCY**
- ❖ **DEPOSIT MANAGEMENT WITH GOVERNMENT BACKED SCHEME**
- ❖ **PROPERTY INSPECTIONS AND REPORTS**
- ❖ **RENT COLLECTION AND RENT REVIEWS**
- ❖ **ACCOUNTING TO LANDLORDS MONTHLY VIA BACS**
- ❖ **ARRANGEMENT FOR WORKS – 5% OF NET COST**

WE DO NOT CHARGE EXTRA FOR THE FOLLOWING :-

- ❖ **SET UP FEE (LANDLORD SHARE)**
- ❖ **GUIDANCE AND COMPLIANCE WITH STATUTORY PROVISIONS**
- ❖ **CARRYING OUT ACCOMPANIED VIEWINGS**
- ❖ **ADVISING ON NON-RESIDENT TAX STATUS AND HMRC**
- ❖ **INVENTORY FEE**
- ❖ **DEPOSIT REGISTRATION FEE**
- ❖ **TO REMIT FINANCIAL RETURN TO THE HMRC**
- ❖ **NO CHECK OUT FEES**