



Shuttleworths Sales & Lettings

SHUTTLEWORTHS PROPERTY LETTINGS & MANAGEMENT FEES

LANDLORD

LANDLORD MANAGEMENT SET UP FEE

£180.00 (inc VAT)
(Initial one off fee for new Clients / Landlords)

FULL MANAGEMENT FEE

12% (inc VAT) (10% +VAT)

TENANT FIND ONLY SERVICE

(To find a tenant only, set up the tenancy
Then hand over to landlord)

£600.00 (inc VAT)

RENEWAL FEE

(To liaise between landlord & tenant to
Negotiate a new fixed term or periodic tenancy)

£60.00 (inc VAT)

SCHEDULE OF CONDITION

(Independent company providing a
Report on the condition of the property with
Digital photographs prior to tenancy)

£96.00 (inc VAT)

8 Devonshire Road, Bexhill - on - Sea, East Sussex, TN40 1AS

T: 01424 730530

E: estate@shuttleworth.co.uk

www.shuttleworth-estate.co.uk





TENANT

HOLDING DEPOSIT (PER TENANCY) – ONE WEEKS RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy

Or If Rent is annually over £50,000:

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non – payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (incl VAT) per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost key(s) or other security device(s).

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CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's cost in re – letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

EXISTING TENANCIES

While agents cannot charge fees to tenants (other than permitted payments) on tenancies starting after 1ST JUNE 2019, agents are allowed to charge fees on pre – existing tenancies until the 31ST MAY 2020.

****PLEASE NOTE ALL FEES QUOTED ARE INCLUSIVE OF VAT ****

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