

FEES & CHARGES

Below are our Fees & Charges (subject change) as of 1st June 2019

Landlord fees

For lettings we offer 4 simple packages as below:

Item	Description	Rate
1. Introduction	<ul style="list-style-type: none"> • Marketing the property • Finding tenants • Vetting reference check on tenants • Producing the Tenancy contract • Produce signed inventory • Protecting deposit via Deposit Protection Service 	One off fee @ 7% of the annual gross rent.
2. Full Management	<p>All the above in as in the Introduction package but in addition includes:</p> <ul style="list-style-type: none"> • Management of property (serving notices/letters to tenants, arranging contractors i.e. plumbers, electrician etc at cost price/no call out charge and no fix no fee policy) • Quarterly inspection – every 3 to 6 months • Rent paid monthly into nominated account and statement provided 	<p>9%* Deducted monthly subject to 12 months minimum term</p> <p>*Multiple property management discount available for 2 properties at 8% each, 3 or more properties at 7% each.</p>
3. Standard Guaranteed Rent	<p>All the above in as in Introduction/Management packages but in addition includes:</p> <ul style="list-style-type: none"> • Guaranteed rent paid on the agreed contractual date regardless vacant period or if tenants stops paying rent.* • Contract available on 2, 3 or 5 years basis. • *Terms and condition applies 	Estimated guaranteed rent amount is provided after viewing the property. Rent amount will depend on a number of factors including condition of property, room size, amenities within a property, ex-council or private development, area and so on.
4. Guaranteed Rent Plus	<p>All the above in as in 'Introduction/Management and Standard Guaranteed rent' packages but in addition includes:</p> <ul style="list-style-type: none"> • Free Gas certificates • Free Electrical certificates • Free EPC • Free floor plan • Minor repair work covered upto the value of £200 per year 	As above.
Sales package	<p>Sale of property No sale no fee policy</p>	1% gross sale amount

Compliance & Regulation

Item	Description	Rate
Gas certificate	Arrangement of Gas Safety Certificate (required annually)	£55
Electrical certificate	Arrangement of Electrical Safety Certificate	£90
EPC	Arrangement of EPC – Energy Performance Certificate (valid for upto 10 years)	£65
Floor plans	Property 2D floor plan including room sizes	£70 (upto 4 bedroom property) £85 (5 or more bedroom property)
Other compliance certificates	Fire certificate, PAT etc	Please call our office.
Application for Selective property licence	Application made on behalf Selective property licence. *Licence fee applicable payable directly to the local authority	£55
Application for Selective property licence	Application for Additional or HMO property licence. *Licence fee applicable payable directly to the local authority	£65

Other fees

Item	Description	Rate
Key cutting service	Rim lock keys Deadlock Security Fob	£15 per key £20 per key £30 per fob
Door locks replacement	Where you have lost the keys and there is a need to change the door locks i.e. for security reasons then and you liable to pay to the Landlord/managing agent reasonable costs in replacing the locks involved within a reasonable time of receiving a written request for payment.	On invoice
Representing Landlords	For example for property survey (except sale property) or mortgage survey, attending court.	£45 per hour

Tenant Charges (Tenant Bill Act June 2019)

Item	Description	Rate
For lost or replace keys	FREE keys are provided (1 per person) at the start of the contract. For lost or replacement keys the following charges applies.	Rim lock keys £10 per key Deadlock £15 per key Security Fob £30 each
Holding deposit	To secure a property/room	1 week value of the rent

Rent £	Rent per month	1 month
Deposit £	Rent per month which will be protected with custodial TDS – Tenancy Deposit Scheme	Upto 1 month value of rent
Changes to Tenancy Contract	Administration charges apply for alteration or changes to a contract. For example: <ul style="list-style-type: none"> • Pets to be kept in the property • A change of sharer in a joint tenancy • or any other amendment which alters the obligations of the agreement (This is not an exhaustive list)	£40
Early tenancy termination charges	This could be the full value of the remaining term of the contract plus any other loss incurred by the agent or landlord.	Please contact our office.
Payments in respect of utilities	Unpaid bills which may include Gas, Electricity, Water, council tax etc.	Please contact our office.
Late rent fee charges	This is applicable on late rent payment that exceeds 14 days or more.	Capped at 3% plus the Bank of England base rate.