

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.

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 prior to the end of tenancy to discuss renewal or termination

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 15 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

Client Money Protection:
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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 properties or outbuildings are charged at an hourly rate

Additional Fees & Charges

Safe & Legal Checks	£180 (inc. VAT)
Sanction Register Checks	£24 (inc. VAT)
Additional Property Visits	£75 (inc. VAT)
Renewal Fee	£96 (inc. VAT)
Issue of Section 13 Notice	£60 (inc. VAT)
Submission To TDS	£90 (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)
Termination Fee Remainder of Fees Due to tenancy end subject to a minimum 3 month notice period + £360 (inc. VAT)	
Instructing Another Agent During Sole Agency: £360 (inc. VAT)	
Hourly Rate for bespoke work billed at £60 (inc. VAT) / hour	

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	£120 (inc. VAT)
Issue of section 21 notice	£42 (inc. VAT)
Issue of Section 13 notice	£60 (inc. VAT)
Ultimate Legal Cover	£216 (inc. VAT)

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