



FEEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



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Level of service offered

TENANT FIND:

12% of rent (inc VAT)

INCLUDES:

- Agree the market rent and find a suitable tenant in accordance with the landlord's guidelines.
- Advise on preparation of the property for letting.
- Provide guidance on compliance with statutory provisions and letting consents.
- Carry out accompanied viewings (as appropriate).
- Market the property and advertise on relevant portals.
- Advise on non-resident tax status and HMRC (if relevant).
- Collect and remit initial month's rent.
- Provide tenant with method of payment.
- Deduct any pre-tenancy invoices.

RENT COLLECTION:

13.2% of rent (inc VAT)

INCLUDES:

All of "Tenant Find" column, plus:

- Demand, collect and remit the monthly rent received.
- Deduct commission monthly.
- Pursue non-payment of rent and, if necessary, provide advice on rent arrears actions.

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FULLY MANAGED:

18% of rent (Inc VAT)

INCLUDES:

All of "Tenant Find" & "Rent Collection" columns, plus:

- Deal with utility providers as necessary.
- Undertake one to two inspection visits per annum and notify landlord of the outcome.
- Arrange routine repairs and instruct approved contractors (providing two quotes where required/appropriate).
- Hold keys throughout the tenancy term.
- Deal with inventory and check-in / check-out, as well as deposit negotiations at end of tenancy.
- Dealing with all tenant and landlord enquiries throughout the tenancy.



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Additional non-optional fees and charges (irrespective of level of service)

Tenancy Agreement Fee: £120 (inc vat).

Inventory Fee (dependent on the number of bedrooms and/or size of the property and outbuildings, as well as the provider used).

- o 1 bed £120
- o 2 bed £135
- o 3 bed £145
- o 4 bed £160
- o 5 bed+ £25 per room

Check-in / out Fee (dependent on the number of bedrooms and/or size of the property and outbuildings, as well as the provider used).

- o 1 bed £110
- o 2 bed £120
- o 3 bed £135
- o 4 bed £150
- o 5 bed+ £20 per room

Deposit Registration Fee: £36 (inc vat).

Register landlord and tenant details and protect the security deposit with a Government authorised Scheme.

Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy.

Start of Tenancy Set-up Fee: £240 (inc vat) per tenancy.

Referencing for up to two tenants (ID checks, Right-to-Rent checks, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £48 (inc vat) per tenant. (As Set-up Fees above for additional tenants).



Guarantor Fee: £96 (inc vat) per guarantor.

Covering referencing and preparing a Deed of Guarantee.

Submission of non-resident landlord's receipts to HMRC: £60 (inc vat) per quarter.

To remit and balance the financial return to HMRC quarterly (if necessary) – and respond to any specific query relating to the return from the landlord or HMRC.

Maintenance Works.

We make no additional charge for routine maintenance work (i.e. we do not make a separate charge to you, nor do we take a commission from the contractor). However, from time to time we are asked to organise and supervise more substantial works and in these situations we may need to charge a fee. We would discuss and agree the amount of the fee with you before works commence, but as a general guide these would typically be in the region of 12% (inc vat).

Additional Property Visits: £72 (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.

Tenancy Renewal Fee: £120 (inc vat).

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Court Attendance (to include travel time): £120 (inc vat) per half-day or part thereof.

Landlord Withdrawal Fees (before move-in): £600 (inc vat).

To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF.