

Davidson

DECLARATION OF FEES AND SERVICES

LETTINGS AND FULL MANAGEMENT FEES AND SERVICES

Set Up Fee (NEW LET)	£474.00 (compulsory)
Management Fee	10% + VAT (compulsory) Collection of rent from the tenant and funds distributed to all parties including the landlord and agency. Payments are processed through our accounts' platform, PayProp with statements sent on the 1 st of each month. This includes chasing rent arrears and administering any eviction process. The cost of evictions notices are at the cost of the landlord
Service Charge and Ground payment	0.5% + VAT for monthly payments and statements. One-off annual payments must be made by the owner (compulsory)
Overseas Rental Payment	£20.00 bank charge passed onto client (compulsory if applicable)
NRL Form	£90.00 to complete the form on client's behalf
To Let Board	Included
In-House Local & Online Marketing	Included – Company website, Rightmove, Zoopla, Instagram, TikTok, Facebook, LinkedIn, Head office and branch window displays, Database mailouts and brochures
International Marketing	£80.00 one-off fee (optional)
Professional Photography & 2D Floorplan	£30.00 (if professional photography has not been carried out previously or if there has been a significant change to the property) (compulsory)
Virtual Tour	£30.00 (compulsory)
Professional Aerial Photography	£420.00 (optional)
Life Magazine Listing	£48.00 (optional) (advertised quarterly and distributed to popular eateries, bars and cafes throughout Edgbaston and Birmingham City Centre)
Life Magazine Feature Listing	£180.00 (optional) (advertised quarterly and distributed to popular eateries, bars and cafes throughout Edgbaston and Birmingham City Centre)

Applicant Qualifications	<i>Comprehensive prospective applicant qualification (Included)</i>
Accompanied Viewing	<i>Accompanied viewings and client viewing feedback (Included)</i>
Applicant Referencing	<i>Extensive applicant referencing including right to rent checks (Included)</i>
Tenancy Paperwork	<i>Preparation of all tenancy paperwork including comprehensive and legally binding tenancy agreement (Included)</i>
Tenant Move In	<i>Arrangement of tenancy move in and key handover (Included)</i>
Utility Notifications	<i>Utility and council notifications on change of tenancy via a third-party notifications provider (Included)</i>
24/7 Reactive Maintenance Cover	<i>24/7 reactive maintenance cover/response</i>
Mid-Term Inspections	<i>Included (every four months for the first year and every six months thereafter) More regular inspections will be arranged when required</i>
Inventory Inspection & Report	£120.00 (compulsory)
Rent Collection	<i>Included</i>
Check Out Inspection & Report	£120.00 (compulsory)
Deposit Protection Administration	£12.00 per month (includes dispute resolution if applicable) (compulsory)
Tenancy Renewal	£150.00 (optional)
Insurance Claim Administration	£360.00 (optional) administering an insurance claim on behalf of the landlord
Inspection of Vacant Property or during a Void Period	£72.00 (optional)
Rent Guarantee Insurance & Legal Expenses	£400.00 covering any tenancy on your property for a period of 12 months. Terms and conditions available on request (optional)
S21, S8 and S13 Notice	£42.00 for each notice served (optional)
Electrical Installation Condition Report	£198.00 arranged via 3 rd party sub-contractor (carried out on the anniversary unless instructed otherwise. This is to ensure compliance is adhered to)
Energy Performance Certificate	£120.00 arranged via 3 rd party sub-contractor (carried out on the anniversary unless instructed otherwise. This is to ensure compliance is adhered to)
Gas Safety Certificate	£120.00 arranged via 3 rd party sub-contractor (carried out on the anniversary unless instructed otherwise. This is to ensure compliance is adhered to)
CO Alarms	£96.00 arranged via 3 rd party sub-contractor (replaced and installed when required. This is to ensure compliance is adhered to)
Legionella Risk Assessment	£144.00 arranged via 3 rd party sub-contractor (optional)

Key Cutting	£24.00 admin charge additional to the key cutting charge (charged if and when we cut keys for the property) (compulsory if a sufficient amount keys and fobs are not ready for move-in)
Tenant Property Purchase Fee	1.5% + VAT of a minimum of £2,500 + VAT of the purchase price, whichever is greater (Compulsory)
HMO or Selective License Application Admin Fee	£240.00 admin fee (<i>optional</i>) (<i>additional fees including the application fee applicable to the relevant council</i>)
Selective License	£180.00 (compulsory for every landlord in selected areas in the UK)

Davidson Estates can amend or change its services and fees with one full months' notice in writing.