

Finchley's Estate Agents Services to Landlords Options

Let Only

12%* Including VAT (10% + VAT)

Includes:

- Marketing of Property on all major portals (Rightmove, Zoopla etc including our own website and direct marketing to our pool of potential rental applicants)
- Accompanied Professional Viewings
- Free advice on maintenance issues to present the property better and achieve the highest rents possible
- Tenant Referencing checking all aspects from income and credit checks to right to rent checks on all tenants
- All legal paperwork prepared before the tenancy
- Collection of first month's rent and deposit pre-tenancy
- Free Negotiation on Tenancy Renewals after the first initial term*
- Rent Guarantee Cover Available

*12% of first year's annual rent agreed.

*Renewal Fee 9% Including VAT (7.5% + VAT)

Rent Collection

14.4%* Including VAT (12% + VAT)

Includes:

- All Services Included in the Let Only Option
- Monthly Rent Collection
- Ensuring Quick Payments to Landlord with a Monthly Rent Statement
- Chase Late Payments of Rent

*14.4% of first year's annual rent agreed.

Renewal Fee 12% Including VAT (10% + VAT)

Full Management

16.8% Including VAT (14%+VAT)

Includes:

- All Services Included in the Let Only and Rent Collection Options
- 24 Hour Telephone Number for Tenants
- Routine Property Inspections
- Arrangement of Gas Safety Certificates
- Arrangement of EPCs
- Arrangement of EICR and All Required Certification
- Manage Transfer of Utilities
- Make any HMRC Deductions
- Deal with any and all Maintenance Issues
- Check the Tenants into the Property
- Check the Tenants out of the Property
- Arrange Deposit Protection
- Attend Court if Required
- Resolve any Deposit Disputes

*16.8% of first year's annual rent agreed.

Renewal Fee 14.4% Including VAT (10% + VAT)



Additional Non-Optional Fees:

Deposit Registration Fee	£90 Including VAT (£75 + VAT)	Register Landlord and Tenant details and protect security deposit with a government authorised scheme. Provide the tenants with the deposit certificate and prescribed information within 30 days of start of tenancy
Inventory Check-In Fee	£120-£220 Including VAT dependant on number of bedrooms and size of property	Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services
Inventory Check Out Fee	£120-£220 Including VAT dependant on number of bedrooms and size of property	Agree with tenants check out date and time and appointment. Instruct an inventory provider to attend and undertake an updated schedule of condition based on the original inventory
Gas Safety Certificates and EPCs	£125 Each	Charged to Landlord if we are organising these
Additional Property Visits	£90 each	(Only Available for Managed Properties)
Submission of non-resident landlords' receipts to HMRC	£0 if Landlord is Compliant	To Remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord HMRC
Submission of non-resident landlords receipts to HMRC	£180 Including VAT every three months	If landlord is not compliant and we do not receive an NRL Certificate
Project Management Fee for Works and Refurbishments	10% of Net Costs	Arranging access and assessing costs with contractor, ensuring work has been carried out in accordance with the specification of works, retaining any warranty or guarantee as a result of any works
Rent Review Fee	£0	Review rent in accordance with current prevailing market condition and advise the landlord, negotiate with tenant, direct tenant to make payment changes as appropriate, update the tenancy is on a rolling monthly basis
Fee for organising End of Tenancy Deposit Disputes if Agent Holding	£0	Negotiate with landlord and tenant any disbursement of the security deposit, return deposit as agreed with landlord and tenant to relevant parties, remit any disputed amount to scheme for final adjudication, unprotect security deposit, instruct contractors, obtain quotes, organise repairs/replacement/cost of any broken or missing items
Court Attendance	£450 Including VAT	If you require a member of our staff to attend any tribunals, court proceedings or arbitrations
Rent Guarantee Cover	2.4% Including VAT of the annual rent (2% + VAT)	This is charged to the landlord if rent guarantee has been requested. Agent guarantees rent, should the tenant miss a rental payment.
Landlord Withdrawal Fee after our Offer has been accepted	£180 Including VAT or a weeks rent whichever is greater	If the landlord agrees to proceed with the proposed Tenancy and subsequently withdraws such instructions for any reason other than unsatisfactory references, the Landlord agrees this is payable to contribute towards advertising and administration costs

If you have any questions on our fees, please ask a member of staff.

