

Landlord Charges

Commission and Charges

The logo for Peter James, featuring the name "PETER JAMES" in white, serif, all-caps font on a dark blue rectangular background with a thin light green horizontal line at the bottom.

Commission

Initial fixed term

Tenancies of 6 months or more:

Management Service

2 weeks + VAT + 14.4% (12% + VAT)

Tenant Find & Rent Collection

12% (10% + VAT)

The services above include rent guarantee and legal protection warranty for the first year of each new tenancy excluding renewal

Short Let (for Tenancies under 6 months)

Letting and Management Services

24% (20% + VAT)

Rent Collection

19.2% (16% + VAT)

Renewal, extension, continuation or holding over

These will be charged at the same rate as service selected above

Caretaking Service

Charged per property visit (excluding any instructed works or repairs)

£72 (£60 + VAT)

Additional optional charges

Tenancy Agreement preparation charge - initial fixed term or renewal term £180 (£150 + VAT)
(usually shared between Landlord and Tenant)

Periodic Tenancy administration charge £120 (£100 + VAT)

Abortive letting administration fee £250 (£208.33 + VAT)

TDS protection and administration charge, per annum or part thereof £36 (£30 + VAT)

Inventory preparation and check-in price on application

Key cutting, per set (excluding cost of keys) - Management Service only £15 (£12.50 + VAT)

Additional property visits, per visit £72 (£60 + VAT)

Supervision of works, where combined invoiced works exceed £1,200 (£1,000 + VAT) 12% (10% + VAT)
(as a percentage of net invoiced costs)

Waiting at properties, per hour (subject to a minimum fee of £100 (£80 + VAT) £50 (£41.67 + VAT)

Copy statements, per copy Included

Copy statements, per 12 month set Included

Court attendance (per half day, or part thereof £60 per hour (£50 + VAT)
(plus costs incurred as a result of Our attendance)

Rent guarantee and legal protection warranty..... £180 (£150 + VA

VAT is charged at 20% of the net charge/cost. The rate may vary during the course of this Agreement. Any charges will be subject to the prevailing rate of VAT at the time the cost is incurred.

Tenant Charges

FEES

Prices include VAT
*P/P per person

Holding deposit	£350
Tenancy agreement	£180
Individual reference	£90*P/P
Guarantor reference (UK Homeowner)	£90*P/P
Urgent guarantor reference	£108
Where a renewal is negotiated, the current administration fee	£150
Administration charge where rent payments are not made by standing order	£30
Administration charge for rent payment by credit card 4% of the amount paid	
Letters regarding late payment of rent	£30
Abortive Visits	£24
Abortive Check in or Check out appointment	£35
Reference requests	£36 per person/ £60 per couple
Unnecessary contractor call outs will be charged to tenants as per call out invoice	
Additional copies of tenancy agreements/inventories required post tenancy	£30
Administration of TDS dispute	£60
Tenant swap fee	£395

CHECK OUT CHARGES

This is taken at the **START** of the lease.

Property Size	Check out
Studio UF	£70
Studio F	£70
1 Bed UF	£70
1 Bed F	£90
2 Bed UF	£80
2 Bed F	£100
3 Bed UF	£90
3 Bed F	£110
4 Bed UF	£100
4 Bed F	£110
5 Bed UF	£110
5 Bed F	£130

**PETER
JAMES**