

Fees to Landlords



Fees to landlords

Level of service offered:

Letting Service

- Advise on rent potential and compliance.
- Advertise your property and arrange accompanied viewings wherever possible.
- Act on your behalf to negotiate the terms of the tenancy and prepare agreement.
- Reference the tenant(s). ** fees apply
- Collect a minimum of the first month's rent in advance and tenancy deposit (usually equivalent to five weeks rent), on or before the commencement of the Tenancy
- Investigate approximately two months prior to the end of the initial term if the property is to be re advertised or if both parties wish to extend.

Let only fee 8% excl. of VAT (equivalent to 9.6% incl. VAT) for the initial term, including any extension or renewal.

Example. At a rent of £1,500 per calendar month and an initial term of 12 months, the annual rent would be £18,000.

Living Space Fee Sole Agency = 8% of £18,000 = £1,440.00
VAT @ 20% = £288.00

Fee inclusive of VAT = £1728.00

Short Lets (three months or less)

Letting, Renewal & Rent Receipt:

20% + VAT (24% incl. VAT) of rent

Letting, Renewal, Rent Receipt & Management:

25% + VAT (30% incl. VAT) of rent

Our fee is due for the whole term of the tenancy, subject to the minimum fees, and we'll take it:

- in advance for each term of the tenancy

If you still owe us money after that, we'll invoice you and payment will be due within 14 days of the invoice date. Our minimum fee is

Reference the tenant(s). ** fees apply

On top of our letting/management fees, our Landlords will be charged an additional £180 inclusive of VAT 'Set Up Fee' (per property), and this will also apply to per change of tenant, as we would need to reference the new tenant and then create new AST .

Letting & rent collection Service

- Advise on rent potential and compliance.
- Advertise your property and arrange accompanied viewings wherever possible.
- Act on your behalf to negotiate the terms of the tenancy and prepare agreement.
- Reference the tenant(s). ** fees apply
- Collect a minimum of the first month's rent in advance and tenancy deposit (usually equivalent to five weeks rent), on or before the commencement of the Tenancy
- Thereafter, receipt and account to you the rent for the duration of the tenancy once it has cleared our account.
- Investigate approximately two months prior to the end of the initial term if the property is to be re advertised or if both parties wish to extend.

Sole Agency 10% excl. of VAT (equivalent to 12% incl. VAT) for the initial term, including any extension or renewal.

Example. At a rent of £1,500 per calendar month and an initial term of 12 months, the annual rent would be £18,000.

Living Space Fee Sole Agency = 10% of £18,000 = £1800.00
VAT @ 20% = £360.00

Fee inclusive of VAT = £2160.00

Full Management Service

- Advise on rent potential and compliance.
- Advertise your property and arrange accompanied viewings wherever possible.
- Act on your behalf to negotiate the terms of the tenancy and prepare agreement.
- Reference the tenant(s). ** fees apply
- Collect a minimum of the first month's rent in advance and tenancy deposit (usually equivalent to five weeks rent), on or before the commencement of the Tenancy
- Thereafter, receipt and account to you the rent for the duration of the tenancy once it has cleared our account.
- Take all reasonable steps necessary (without issuing court proceedings) to recover any arrears of rent, and thereafter advise you of timescales for you to instruct solicitors and commence court proceedings to recover such arrears and/or enforce or defend your other rights in relation to the letting of the property.
- We will hold the deposit.
- Retain a repair float of £250 to cover essential repairs.
- Carry out on your behalf, and at your cost, any repairs, servicing or maintenance of the property that may be required to maintain the property in a satisfactory condition.
- Arrange a statutory gas safety test to be carried out at your expense prior to the tenant's occupation and annually thereafter.
- Visit the property periodically and submit a written report to you on its condition
- Investigate approximately two months prior to the end of the initial term if the property is to be re advertised or if both parties wish to extend
- Negotiate any dilapidation claims in accordance with Deposit Scheme rules from the Tenants deposit on behalf of the Landlord.

Sole Agency 12.5% excl. of VAT (equivalent to 15% incl. VAT) for the initial term, including any extension or renewal.

Example. At a rent of £1,500 per calendar month and an initial term of 12 months, the annual rent would be £18,000.

Living space Fee Sole Agency = 12.5% of £18,000 = £2250.00
VAT @ 20% = £450.00

Fee inclusive of VAT = £2700.00 or £225.00 per month deducted from the rent collected on your behalf each month

ADDITIONAL OPTIONAL & NON-OPTIONAL FEES AND CHARGES:

Deposit Registration Fee: £75.00 + VAT Per annum (equivalent to £90.00 inclusive of VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Additional property visits: £75.00 + VAT (equivalent to £90.00 inclusive VAT) (not applicable to Fully Managed Service)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Arrangement Fee for works or refurbishments (non managed properties only): 10% + VAT of net cost (equivalent to 12% incl. VAT) (subject to minimum fee of £120.00 inclusive of VAT)

- 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

Inventory & Check-in Fee From £166.00 (inclusive of VAT) to £274.00 (inclusive of VAT)

- Preparing an Inventory and Schedule of Condition of the property
- take meter readings for utilities and services.

The cost of a check-in can vary from £166.00 (inclusive of VAT) to £274.00 (inclusive of VAT) dependent on the size of property and the amount of furnishings in the property.

Abortive Tenancy Fee

- Should you not wish to proceed with a tenancy following acceptance of an offer £291.67 + VAT (equivalent to £350 incl. VAT) + out of pocket costs

Preparation and Service of Notices

- Section 13 Notice: £41.67 + VAT (equivalent to £50 incl. VAT)
- Section 6a Notice: (The service of S6a notice is included for our managed clients) £41.67 + VAT (equivalent to £50 incl. VAT)

Court Attendance

£180.00 (inclusive of VAT) per hour + £180.00 (inclusive of VAT) Preparation Fee

Interest on unpaid commission or other monies due at 4% above Barclays Bank base rate

Sale of Property Fee

2% + VAT (equivalent to 2.4% incl. VAT) of the agreed sale price

Meeting contractors, third parties to assist with insurance claims,
HMO visits and/or any additional property visits

£120 plus VAT (equivalent to £144.00 (inclusive of vat) per Visit

Any licensing application

£600 inclusive of VAT Plus, the cost of the licence which varies depending on the local authority
(approximate cost £500-£750)

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

Client money protection part of Safe Agents
Independent redress provided by Ombudsman Services Tpos
Tenancy Deposit Protection Scheme: mydeposits.co.uk

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