

Landlords Fees

Loney Miller are keen to maintain an honest and transparent approach at all times. Please see below our terms and fees for Landlords.

Loney Miller Limited is a member of The Property Ombudsman (TPO) which provides a free, impartial and independent service for the resolution of disputes between consumers and estate/letting agents. We adhere to TPO Code of Practice which can be found at www.tpos.co.uk or requested directly from us. TPO's service is free of charge to consumers.

Standard tariff of landlord charges

There are certain circumstances where you may incur a fee or charge in relation to a tenancy arranged through us. Our current fees and charges, as detailed below include VAT at 20%. The fees and charges shown are payable to and will be invoiced by Loney Miller. All amounts due to us may be deducted from sums (including rent) received by us on your behalf before those sums are forwarded to you.

This Tariff is only a summary of parts of our Lettings Terms of Business. Please refer to this document for full details of our services, fees and charges. If there is any conflict or inconsistency between this Tariff and those documents, the terms of the Lettings Terms of Business will prevail.

We reserve the right to amend the fees and charges in this Tariff to reflect changes in our operating costs.

Letting fee **Initial let of 6+ months: 7% of rent due + VAT (8.4% inc VAT)**

Payable during the whole time (including all extensions, renewals, hold overs, and new agreements):

- (a) a tenant introduced by us occupies the property you have instructed us to let or one of your other properties;
- (b) a person introduced by a tenant introduced (b) by us occupies the property you have instructed us to let;
- (c) a person "associated" with a tenant introduced by us occupies the property you have instructed us to let – this may include some relatives and business associates

Payment in full is due at the time the tenancy is entered into, extended or renewed unless rent is to be received by us. If rent is received by us, payment is due quarterly in advance or if rent is due less frequently than that payment is due in advance on the dates rent is due.

Management fee **6% of rent due + VAT (7.2% inc VAT)**

Payable during the whole time we provide a management service. This fee is in addition to the Letting Fee. Payment is due at the same times as the Letting & Rent Receipt Fee is due.

Vacant management fee **£120.00 (inc VAT) pcm**

Payable during the whole time we provide a vacant management service. Payment is due monthly in advance.

Arranging works **10% inc. VAT of the cost of the work**

Payable where we are providing a management service and we oversee significant repairs/improvements. We will only charge this fee if we have notified you in advance. Payment is due on receipt of our invoice.

Letting in contractors etc **£25.00 (inc VAT) per hour**

Payable where Loney Miller, or Loney Miller's agent is providing a management service and we are required to attend your property to let in utility company employees/contractors etc. Payment is due on receipt of our invoice.

Hourly rate **£25.00 (inc VAT) per hour**

Payable where you ask us, and we agree, to provide any service which you and we agree will be charged for at our standard hourly rate. Payment is due on receipt of our invoice.

Inventory check-in fee**Amount varies**

Payable at the time of the inventory check-in when the tenancy begins. The amount due will depend on the amount charged by the independent inventory clerk engaged by us and will be notified to you once it has been notified to us. Payment is due when the amount is notified by us.

Tenancy agreement fee**£150.00 (inc VAT) (landlords share)**

Payment is due at the time of payment of first instalment of rent. Note: the figure shown assumes you are using us to prepare the tenancy agreement. The fee may vary in other circumstances.

Tenancy not proceeded with**£150.00 (inc VAT)**

Payable where you decide not to proceed with a letting after satisfactory references have been obtained or a tenancy agreement has been produced. Payment is due on receipt of our invoice.

Deposit administration fee**£30.00 (inc VAT) per deposit**

Payable where you ask us to protect a deposit under the terms of the Tenancy Deposit Scheme. Payment is due on receipt of our invoice.

Extension of tenancy fee**£50.00 (inc VAT) (landlords share)**

Payable to cover the drawing up of the necessary paperwork if a tenancy is extended beyond its original term. Payment is due before the signed extension agreement is delivered to the tenant

Land registry check**£5.00 (inc VAT)**

Payable to cover the cost of an online Land Registry search to check ownership details.