

Landlord fees

with tenancies effective from 1st November 2023

Fees

| | |
|---|-------|
| Find tenant letting service (includes rent collect) | 10.8% |
| Find tenant letting service (excludes rent collect) | 9.6% |
| Letting service Dual/Multi Agency | 12% |
| Management service | 7.2% |
| Rent collect service | 2.4% |
| Short-term letting | 24% |
| Short-term letting and management | 30% |
| Minimum letting fee | £600 |

Administration

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|--|------|
| Preparation of the tenancy agreement | £300 |
| Referencing fee per tenant | £40 |
| Guarantor Fee (covers the cost of referencing and a Deed of Guarantee) | £120 |
| Prepare extension memorandum | £150 |
| Copy statements | £25 |
| Serving a Section 21 Notice | £95 |
| Deposit Registration Fee | £30 |

During the tenancy

| | |
|--|---------------|
| Preparation of new tenancy agreement to cover the cost of referencing associated with a change of tenants either mid-tenancy or on renewal | £300 |
| Changes to the existing tenancy agreement | £50 |
| Court attendance | £150per hr |
| Additional property visits for specific requests i.e. neighbour disputes | £90 |

Extra management services

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|---|-----------|
| Vacant management charge | £90 |
| Works in excess of £750 during the tenancy | 12% |
| Works in between tenancies | 12% |
| Gas Safety Check | £96 |
| Check in and check out fee | Variable* |
| Start or end of tenancy professional cleaning | Variable* |

Tenant fees

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Pre-tenancy (payable to agent)

Holding deposit

Equivalent to one week's rent

Security deposit

Equivalent to five week's rental or six weeks if annual rent over 50k

During the tenancy (payable to agent)

Early termination/surrender

Payment of any unpaid rent or other reasonable costs associated with the tenant's early termination of the tenancy

Replacement Keys/security devices
(Minimum cost depending on type of key/ device and quantities required)

£8

Change of Sharer

£50

Changes to contract

£50

Late or unpaid rent

Interest charged on rent arrears if stated in the tenancy agreement at 3% above the Bank of England's annual percentage rate for each day that the payment is outstanding

During the tenancy (payable to the provider) if Permitted and applicable

Utilities – gas, electricity, water

Communications – telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier Television licence

Council Tax

We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages.

All prices are inclusive of VAT.

Please feel free to contact us if you have any questions on 07973311446