

Landlord Fees

At Chatterton Rees we like to be open and up front with our landlord with regard to our fees for arranging a tenancy on your behalf. Once we find you the best tenants and best price we will then get to work with the background work and some fees apply on top of our standard agency fees for tenant find or fully managed services.

Tenant find If you chose to sign up to the tenant find service which includes all marketing costs prior to finding a tenant, collecting deposits and handling all referencing our agency fee will be 10% + Vat collected in advance unless otherwise agreed upon the tenancy start date.

Fully Managed If you chose to sign up to our perfect property management service where we take all the stress of daily landlord responsibility's off your hands with one of our dedicated property managers at your service 7 days a week. This service includes all of the aspects of the standard tenant find but any administrative aspects are taken care of in order to ease in to a new tenancy until the point of re marketing to find your next one. The fee for this will be 15% + VAT and collected in advance unless otherwise agreed upon the tenancy start date.

Associated fees;

New Tenancy Administration Fee (£350 + VAT) contributes towards drawing up the tenancy agreement, collecting references on the new tenant, protecting the security deposit with a Government-authorized Scheme and provides the tenant(s) with a Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy.

Renewal Fee (Landlord share £144) is paid in order to negotiate contracts, amend and update terms, arrange a further tenancy and re register the security deposit with a Government-authorized scheme. It provides the tenant(s) with a Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy.

Start of Tenancy Check Out Fee There will be a contribution of £144 towards an independent inventory clerk to carry out a check-out report, payable at the commencement of the tenancy.

Professional Inventory Report - upon your instruction we will arrange for an inventory clerk to prepare an inventory for your property. The cost of the inventory will vary from £100 to £300 depending on the size and level of furnishing.

An International Bank Transfer Fee (£25) applies when we are instructed to transfer funds overseas.

Non-Scheduled Attendance at Property Fee (£68 for the first hour and £36 for any additional hours) applies when we are required to attend the property outside the terms of our contractual obligations. This includes attending for deliveries or waiting for contractors.

Energy Performance Certificate (£110) upon your instruction we will arrange for an energy assessor to visit the property, assess the energy rating and issue the certificate.

Gas Safety Certificate (£85) upon your instruction we will arrange for a registered engineer to visit your property and carry out the relevant safety checks before issuing the certificate.

All prices include VAT