

Fees to Landlords



Client Money Protection (CMP)
We are with Client Money Protect



We are members of
Independent Redress
Provided by: TPO's

Tenant finder Fee: £330.00 including VAT

Includes:
Collect and remit Initials months rent received
Agree collection of any shortfall and payment method
Provide tenant with method of payment
Deduct a pre tenancy invoices

Fully Managed: 12% including VAT

Includes:
Collect and remit Initials months rent received
Agree collection of any shortfall and payment method
Provide tenant with method of payment
Deduct a pre tenancy invoices
Collect and Remit the monthly rent received
Pursue non payment of rent and provide advice on rent arrears actions
Deduct commissions and other works
Advise Council Tax and Southern water of changes
Undertake Property Inspections twice per annum and notify landlord of the outcome.
Arrange routine repairs and instruct approved contractors

Additional Non Optional Fees and Charges – Irrespective of Level of Service – 2.3% of gross annual rental including VAT

Setup Fee:
Agree the Market Rent and find at tenant in accordance with the landlord guidelines;
Advise of refurbishment
Provide guidance on compliance with statutory provisions and lettings consents
Carry out accompanied viewings (as appropriate)
Market the property and advertise on relevant portals
Erect board outside property in accordance with Town and Country Planning Act 1990

If landlord wishes for a credit check to be done, this is at a cost of £15.00 per applicant

Additional Non-Optional Fees and Charges (Irrespective of Level of Service)

Deposit Registration Fee:	£0.00
Register landlord and tenant details and protect the security deposit with Government authorised scheme	
Provide the tenants with the Deposit Certificate and Prescribed Information within 30 days of the tenancy	
Additional Property Visit	£0.00
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 over £500.00	12% of Net Cost Including VAT
Arranging access and assessing cost with contractor	
Ensuring work has been carried out in accordance with specification of works	
Retaining any warranty or guarantee as a result of any works	
Arrangement Fee for Refurbishment over £500.00	12% of Net Cost Including VAT
Arranging access and assessing costs with contractors	
Ensuring work has been carried out in accordance with the specification of works	
Retaining any warranty or guarantee as a result of any works	
Obtaining more than two contractors quotes	£0.00
Rent Review Fee	£0.00
Review rent in accordance with current prevailing market condition and advise the landlord	
Negotiate with tenant	
Direct tenant to make payment change as appropriate	
Update the tenancy agreement	
Serve section 13 notice if tenancy is on a rolling monthly basis	
Renewal Fee (Landlord Share)	£0.00
Contract negotiations, amending and updating terms and arranging a further tenancy and agreement	
Checkout Fee (Landlord Share)	£0.00
Agreement with tenant check out date and time appointment	
Instruct inventory provider to attend	
Negotiate with landlord and tenant any disbursement of the security deposit	
Return deposit as agreed with landlord and tenant to relevant parties	
Remit any disputed amount to scheme for final adjudication	
Unprotect security deposit	
Instruct contractors, obtain quotes, organise repairs/replacement/cost of any broken or missing items	
Court Attendance	£0.00

If you have any questions on our fees. Please ask a member of staff.