

## Fees to Landlords

### MANAGED:

#### 11% (inc VAT equivalent to 13.2%)

- Complimentary free appraisal, arranged at your convenience
- Agree the market rental value of your property
- Market the property and advertise on relevant portals
- Advise on refurbishment, guidance and assistance
- Provide guidance on compliance with statutory Provisions and letting Consents
- Arrange re-decoration, cleaning and other services required Prior to property let
- Erect board outside property in accordance with Town and Country Planning act 1990
- Carry out accompanied viewings (as appropriate) with prospective tenants
- Process applications from suitable tenants, Credit Checks, Right to Rent /ID Checks, And obtain references from employers & previous landlords (if Applicable)
- Collect & remit the monthly rent on day received, (subject to weekend/bank holiday closures)
- Deduct Commission & authorised contractors' invoices. Provide Statement of account
- Advise all relevant utility providers of changes
- Undertake regular property inspection visits and Notify landlord of the outcome
- Arrange routine repairs and instruct approved contractor
- Advise on non-resident tax status and HMRC (if relevant)
- Prepare and serve S21/Form 6a notices when instructed by Landlord to regain possession of their property
- Final inspection and report, liaison with Landlord to confirm Deposit return/any agreed dilapidations

**Inventory Fee dependent on the number of bedrooms and/or size of the property and outbuildings, please ask for more information.**

#### Deposit Registration Fee: **£42 (inc VAT)**

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

#### Managed Service Set Up Fee: **£360 (inc VAT)**

#### Withdrawal Fee: **£300 (inc VAT)**

In the unlikely event of you instructing us to proceed with a Tenancy and you withdraw our instruction before the tenancy agreement is signed by the waiting tenant(s) for any other reason than the tenants references have been unobtainable.

#### Fixed term tenancy extensions Specifically requested by the Landlord **£60 (inc VAT)**

#### Additional property visits: **£0**

- To attend for specific requests eg more visits are required to monitor any maintenance linked visit

#### Submission of non-resident landlords receipts to HMRC **£0**

#### Arrangement Fee for works **£0**

- Arranging access and assessing costs with contractor
- Liaising with landlord and keeping them informed

#### Rent Review Fee **£0**

- 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 if tenancy is on a rolling monthly basis

**We are happy to discuss our fees in more detail, and flexible to provide you a bespoke service.**



Client Money Protection provided  
by [MYDEPOSITS.CO.UK](http://MYDEPOSITS.CO.UK)



Independent Redress provided by  
THE PROPERTY OMBUDSMAN