



Landlord Fees & Services – Great Yarmouth


Our Fee Structure

Our fees are payable upon the successful introduction of a tenant.

For managed services, commission continues for the duration of the tenancy, including where the tenancy continues on a periodic basis.

Pre-Tenancy Payments

- * A tenancy deposit may be requested once terms are agreed
- * Deposits are held in accordance with current legislation
- * No rent is taken until the tenancy agreement is signed
- * One month's rent in advance may be requested upon completion of the agreement
- * Any advance rent is applied to the first rental period

 Payment of funds does not create a tenancy until the agreement is signed.

Holding Deposits

- * Holding deposits are taken and administered in line with current legislation
- * Applied toward the first rent or tenancy deposit where the tenancy proceeds
- * May only be retained in legally permitted circumstances

* Where forfeited, the holding deposit is retained by the Agent


Tenant Find Service (Let Only)

Fee: 100% of the first month's rent

Ideal for landlords who require a tenant but wish to manage the property themselves.

Includes:

- * Marketing across major portals and our applicant database
- * Accompanied viewings
- * Negotiation of tenancy terms
- * Full referencing via a professional agency
- * Preparation and execution of tenancy agreement
- * Collection and initial handling of the deposit
- * Transfer of deposit to a Government-approved scheme in the Landlord's name
- * Assistance setting up tenant payment arrangements

 Ongoing management and legal compliance remain the Landlord's responsibility.

Fully Managed Service

Tenancy Setup Fee: £295

Management Fee: 10% of rent collected

Our complete management solution for hands-off landlords.

Includes:

- * All Tenant Find services
- * Deposit protection and compliance management
- * Day-to-day property management
- * Handling tenant queries and issues
- * Arranging repairs and maintenance
- * Contractor coordination
- * Ongoing compliance with current legislation

Repairs, Maintenance & Contractors

- * Works up to £200 (inc. VAT) may be instructed without prior approval
- * Approval sought for larger works where practicable
- * Emergency or safety-related works may proceed without prior consent
- * Approved contractors are used as standard
- * Landlord contractors may be used where suitable

Rent & Outgoings

Where instructed, we will:

- * Collect and remit rent
- * Deduct fees and approved costs
- * Pay property-related outgoings (e.g. service charges, maintenance)
- * Provide clear statements

Insurance Support

Where instructed, we can:

- * Pay premiums
- * Liaise with insurers
- * Assist with claims
- * Arrange emergency repairs

Tenancy Agreements

- * Our standard tenancy agreement is used unless otherwise instructed
- * Amendments may incur a £30 fee
- * Legal agreements over 3 years must be executed as a deed

Additional Fees & Services

(Applies where relevant)

Inventory / Check-In – £NIL

- * Full condition report at tenancy start
- * May use independent inventory clerks where appropriate

Deposit Registration – £NIL

- * Registration with a Government-authorized scheme (DPS custodial)
- * Prescribed information issued within legal timeframes

 **Periodic Inspections – £30**

- * First inspection included
- * Typically every 6 months
- * Written report provided

 **Additional Visits – £30**

- * Maintenance checks
- * Tenant issues
- * Landlord-requested visits

 **Void Period Visits – £30**

- * Property visits during vacant periods (if instructed)

 **Non-Resident Landlord (HMRC) – £75 quarterly**

- * Submission of returns
- * HMRC liaison

 **Works Management – 10% (over £1,000)**

- * Contractor coordination
- * Oversight and quality checks
- * Warranty handling

Refurbishment Management – 10% (over £1,000)

- * Full project coordination
- * Contractor management
- * Completion sign-off

Rent Review – £NIL

- * Market review
- * Tenant negotiation
- * Rent adjustments in line with legislation

Tenancy Variation – £60


- * Agreement updates
- * Revised documentation
- * Liaison with all parties

Check-Out Service – £125

- * Final inspection and report
- * Deposit negotiation
- * Dispute handling
- * Contractor coordination if required

Legal & Court Support

- * Eviction preparation: £50
- * Court attendance: £60 per hour

 All legal and court costs remain the Landlord's responsibility.

Compliance & Licensing

Where required, we can assist with:

- * Selective licensing applications
- * Local authority compliance
- * Registration requirements

These services are charged separately where applicable.

Professional Standards


We are members of:

- * Client Money Protect (CMP)
- * The Property Redress Scheme (PRS)

Ensuring your property and funds are handled in accordance with professional standards.

Contact Us

For advice or a free rental appraisal:

 01493 855426

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