

Fees to Landlords

Level of Service Offered:



Fee: 75% of the first month's rent

Includes:

- Collect and remit initial month's rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with NRL8 (if relevant)

Rent Collection

Fee: 10% of monthly rent

Includes:

- Collect and remit monthly rent received
- Deduct commission and any approved works
- Arrange payments for statutory requirements from rental

income

• Pursue non-payment of rent and advise on rent arrears actions

% Fully Managed

Fee:

- 10% of rent (unfurnished)
- 12.5% (partly furnished)
- 15% (fully furnished)

Includes:

- All services listed under Rent Collection, plus:
- Advise utility providers of tenancy changes
- Conduct initial inspection visit after first 3 months

- Arrange routine repairs and instruct approved contractors (providing two quotes)
 - Hold keys throughout the tenancy

Additional Non-Optional Fees & Charges

(Applies regardless of service level)

Setup Fee: £260.00

(Rent Collection & Fully Managed only)

- Market rent appraisal & tenant sourcing
- Refurbishment and compliance advice
- Accompanied viewings
- Marketing via major property portals
- Erect board (in line with Town & Country Planning Act 1990)
- Non-resident tax/HMRC advice (if applicable)

Inventory Fee: See attached schedule

Depends on number of bedrooms, size, and outbuildings.

Deposit Registration Fee: £NIL

- Register deposit with Government-authorised scheme
- Provide Deposit Certificate & Prescribed Info within 30 days

Q Periodic Inspections (Fully Managed): £30.00 per visit

- First inspection is free
- Subsequent inspections every 3 months unless instructed otherwise

🟠 Additional Property Visits: £30.00 per visit

• For specific requests, maintenance checks, or neighbour disputes

HMRC Non-Resident Landlord Returns: £75.00 per quarter

Submit quarterly returns and respond to HMRC queries

Arrangement Fee (Works over £1,000): 10% of net cost

• Access arrangement, quote review, quality assurance, warranty retention

Refurbishment Project Management (Over £1,000): 10% of net cost

• Includes access, contractor coordination, works sign-off, and warranty handling

Contractor Quote Administration: £NIL

No charge for sourcing more than two quotes

✓ Rent Review Fee: £NIL

• Market review, tenant negotiation, tenancy agreement update, Section 13 Notice

Renewal Fee: £60.00

• Draft new agreement, renegotiate terms, arrange new fixed term

✓ Checkout Fee: £NIL

• Coordinate checkout, deposit negotiations, deposit return, dispute submission, and contractor instructions

Court Attendance: £60.00 per hour

We are not VAT registered and do not charge VAT on any of the above fees.

If you have any questions regarding our fees, please contact us on **01493 855426**.