OUR FEES TO LANDLORDS

Looking for your next Buy-to-Let?

Search not just by budget, but with consideration of yields and estimated rental income.

Search on our website to find your next investment
### Tenant Introduction Only Service

- Agree the market rent and find a tenant in accordance with our terms of business
- Advise on current market conditions and preparation of the property for letting
- Provide guidance on compliance with statutory provisions and letting consents
- Erect board outside property in accordance with town and country planning regulations 2012
- Discuss non-resident tax status and HMRC (if relevant)
- Prepare property brochure, market the property and advertise on relevant portals
- Carry out accompanied viewings
- Arrange an open house event (sole agency only)
- Negotiate offers and obtain references
- Prepare and submit tenancy agreement
- Arrange method of payment with tenant
- Receive and remit first month’s rent
- Deduct commission and any pre-tenancy invoices
- Make any necessary HMRC deduction
- Arrange payment of tenants deposit to landlord unless otherwise instructed (as per additional services)

### Introduction fees per tenancy

<table>
<thead>
<tr>
<th>Tenancy Type</th>
<th>Fee (Inc. VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Weeks Rent + VAT</td>
<td>Subject to a Minimum Fee of £540 (Inc. VAT)</td>
</tr>
</tbody>
</table>

Please note that in the following post code areas our Tenant Introduction fee is charged at 7% of the Annual Rent + VAT: CR0, CR2, CR3, CR4, CR6, CR7, CR8, KT20, KT22, RH1, RH2, RH3, RH4, RH5, RH8, SE25, SM1, SM2, SM3, SM5, SM6 & SM7

### Referencing (Up to 5 Applicants) = £36 (Inc. VAT)

### Safe & Legal Checks

- Including smoke and CO Alarm Testing with synthesised smoke and CO, Legionella
- Risk Assessment Report, HHSRS style inspection and Pre-Tenancy Check: £120 (Inc. VAT)

### Additional optional & non optional fees & charges tenant introduction service only

<table>
<thead>
<tr>
<th>Service Type</th>
<th>Fee (Inc. VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inventory &amp; Check Out</td>
<td>Room Let: £180 (Inc. VAT) Per Room</td>
</tr>
<tr>
<td></td>
<td>Studio apartment: £180 (Inc. VAT)</td>
</tr>
<tr>
<td></td>
<td>One bedroom: £240 (Inc. VAT)</td>
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<tr>
<td></td>
<td>Two bedrooms: £270 (Inc. VAT)</td>
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<tr>
<td></td>
<td>Three bedrooms: £300 (Inc. VAT)</td>
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<tr>
<td></td>
<td>Four+ bedrooms: £360 (Inc. VAT)</td>
</tr>
<tr>
<td>Furnished properties as per above: £24 (Inc. VAT) per visit</td>
<td></td>
</tr>
<tr>
<td>Register deposit with T.D.S: £60 (Inc. VAT)</td>
<td></td>
</tr>
<tr>
<td>Tenant Evict Legal Cover: £120 (Inc. VAT)</td>
<td></td>
</tr>
<tr>
<td>Tenancy renewal: £120 (Inc. VAT)</td>
<td></td>
</tr>
<tr>
<td>Issue of section 21 notice: £42 (Inc. VAT)</td>
<td></td>
</tr>
<tr>
<td>Repeat Right to Rent checks: £30 (Inc. VAT)</td>
<td></td>
</tr>
</tbody>
</table>

### Part Managed Service

<table>
<thead>
<tr>
<th>Service Type</th>
<th>Fee (Inc. VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sole agency 12% (Inc.VAT)</td>
<td>Multi-agency 14% (Inc.VAT)</td>
</tr>
</tbody>
</table>

**In addition to tenant introduction only service:**
- Collect & remit rent
- Prepare regular statements
- Operate rent arrears procedures should rent not be received
- Provide advice on rent arrears action
- Contact landlord & tenant prior to the end of tenancy to discuss renewal or termination
- Give advice on current rental market conditions
- Arrange check out & provide check out report at the end of tenancy

### Managed Service

<table>
<thead>
<tr>
<th>Service Type</th>
<th>Fee (Inc. VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sole agency 14.4% (Inc.VAT)</td>
<td>Multi-agency 16.8% (Inc.VAT)</td>
</tr>
</tbody>
</table>

**In addition to part managed service:**
- Arrange repairs & instruct approved contractors
- Approve contractor invoices
- Provide a property management 24-hour emergency service
- Provide online maintenance reporting facility & fault-finding system
- Investigate other tenancy related matters
- Arrange routine visits to the property
- Negotiate with landlord & tenant any disbursement from the deposit

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**Set-Up Fees**

Covers The Following: Finding Tenant, Inventory & Schedule Of Condition, Professional Photography & Floorplan, Check Out, Inspection & Report & Tenancy Agreement

- **Room Let:** £180.00 inc. VAT
- **Studio:** £360.00 inc. VAT
- **1 Bedroom:** £420.00 inc. VAT
- **2 Bedroom:** £480.00 inc. VAT
- **3 Bedroom:** £540.00 inc. VAT
- **4+ Bedroom:** £600.00 inc. VAT

Referencing (Up to 5 Applicants) = £36 (inc. VAT)

**Safe & Legal Checks**

Including: Smoke and CO Alarm Testing with synthesised smoke and CO, Legionella Risk Assessment Report, HHSRS style inspection and Pre-Tenancy Check: £120 (inc. VAT)

Register deposit with T.D.S. = £30 (inc. VAT)

Tenant Evict Legal Cover = £120 (inc. VAT)

**Additional Non-Optional Fees & Charges**

- **Additional Property Visits:** £60 (inc.VAT)
- **Cutting Of Keys:** Invoice + £24 (inc.VAT)
- **Renewal Fee (Landlord’s Share):** £96 (inc.VAT)
- **Extension To Periodic Tenancy:** £36 (inc.VAT)
- **Submit Case To The Tenancy Deposit Scheme:** £90 (inc.VAT)
  
  or £210 (inc. VAT) if Nil Deposit Dispute
- **Withdrawal Fee If Landlord Withdraws (Prospective Tenancy):** £300 (inc.VAT)
- **Court Attendance:** £60 (inc. VAT) / hour
- **Annual Tax Summary:** £50 (inc.VAT)
- **Instructing Another Agent During Sole Agency:** £360 (inc.VAT)
- **Termination Fee:** Equal to payment of all management fees to the end of the tenancy, subject to a minimum term of 3 months

Rent Protect PRO: 2.7% (inc.VAT) of monthly rental

**Additional Room Let Service Fees Applicable to Full Management Service Only**

- **Tenancy Renewal Fee (Landlord Share):** £24.00 (inc.VAT) Per Room
- **Periodic Extension:** £12.00 (inc VAT) Per Room
- **Submit Case To Deposit Adjudication:** £90.00 (inc VAT) Per Room
- **Annual Tax Summary:** £60.00 (inc VAT) Per Room

**Additional Room Let Service Fees Applicable to Tenant Introduction Service Only**

- **Tenancy Renewal Fee:** £60.00 (inc VAT) Per Room
- **Issue Of Section 21 Notice*:** £42.00 (inc VAT) Per Room

*Providing all statutory requirements have been met