

Landlord fees and charges

Commission fees and charges	Explanation	Price
Full Management	<p>Key features</p> <ul style="list-style-type: none"> • Rental evaluation and expert advice • Change of utility's to new Tennant name • Routine inspections with written report • Organisation of running repairs and maintenance • Collection of rent throughout tenancy • Full vetting of applicants 	£350 set up fee then 8% of ongoing monthly rent
Let Only Service	<p>Key Features</p> <ul style="list-style-type: none"> • Rental evaluation and expert advice • Finding and matching tenants to your property • Full vetting of applicants • Collect and transfer initial months' rent • Accompanied viewing 	55% of first months rent

Landlord fees	Explanation	Price
Energy performance cert	Arrange for EPC to be commissioned to meet your landlords responsibilities under the energy performance of buildings (England and wales) regulations 2012	£75
EICR (Electrical installation condition report)	Arrange for EICR to be commissioned to meet your landlords responsibilities under the energy performance of buildings	£170
Gas Safety certificate		£70
Supervision of an agreement presented by a third-party to the landlord	Arranging for a tenancy agreement which we have not prepared to be checked for you.	£250
Negotiating addenda to tenancy agreement	Contract negotiation, amending terms and updating your tenancy agreement during the tenancy	£50
Inventory administration – Beginning of tenancy unfurnished	Administering the inventory at the start of the tenancy to include considering any tenant requests to make changes to the inventory (cost of providing an inventory set out below)	£100
Inventory administration – end of tenancy unfurnished	Administering the inventory at the end of the tenancy to include considering any tenant requests to make changes to the inventory (cost of providing an inventory set out below)	£100

Inventory administration – Beginning of tenancy furnished	Administering the inventory at the start of the tenancy to include considering any tenant requests to make changes to the inventory (cost of providing an inventory set out below)	£125
Inventory administration – end of tenancy furnished	Administering the inventory at the end of the tenancy to include considering any tenant requests to make changes to the inventory (cost of providing an inventory set out below)	£125
Studio (Unfurnished)	Instructing an inventory provider to attend the property to undertake the creation of an inventory prior to the start of the tenancy	£140
1 Bed (Unfurnished)	Same as above	£150
1 Bed (Furnished)	Same as above	£170
2 Bed (Unfurnished)	Same as above	£160
2 Bed (Furnished)	Same as above	£180
3 Bed (Unfurnished)	Same as above	£170
3 Bed (Furnished)	Same as above	£190
4 Bed + (Unfurnished)	Same as above	£190
4 Bed + (Furnished)	Same as above	£210

Deposit	Explanation	Price
Deposit Compliance Fee	Fee for processing a deposit / deposit replacement product and complying with the legal requirements of the Tenancy Deposit Scheme (TDS) on your behalf. Chargeable every 12 months or part thereof on the tenancy anniversary date.	£45
To respond on your behalf to your tenants deposit / deposit replacement dispute where we provide Full Management	Upon your tenants registering a dispute, advise you on the details of your tenants claim, formulate your response and submit this to the adjudicator with appropriate evidence for final adjudication.	£25
To respond on your behalf to your tenants deposit / deposit replacement dispute where we do not provide Full Management	Upon your tenants registering a dispute, advise you on the details of your tenants claim, formulate your response and submit this to the adjudicator with appropriate evidence for final adjudication.	£200
Transfer of Tenant's Deposit	Facilitating the transfer of your tenant's deposit to you where we have been previously holding and protecting it in the TDS	£45

Renewals	Explanation	Price
Renewal fixed term tenancy agreement negotiation and preparation charge	Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	£60
Periodic tenancy arrangement fee	Arranging for the tenancy to be continued on a periodic basis, to include new rent where this can be increased by agreement.	£60
Change of Sharers (Tenant Introduction Service)	Contract negotiations and processing a change of sharer, amending and updating terms and preparing a new tenancy agreement.	£60

Other fees	Explanation	Price
Fee for transfers to non-UK bank account	Fee for transferring rent and other payments to a Non-UK Bank Account charged per transaction	£25
Annual statement of income and expenditure	Provision of a statement of income and expenditure on an annual basis to assist in the completion of your Tax Return	£80
Quarterly tax submission for non-UK residents with no HMRC approval	To remit and balance the financial return to HMRC quarterly – and respond to any specific query relating to the return from the landlord or HMRC	£100 per quarter
Annual statutory landlord rental income notification to HMRC	Submitting on your behalf an annual return to HMRC for non-UK resident landlords– and respond to any specific query relating to the return from the landlord or HMRC	£10
Copy statements (each month's statement, or part thereof) - per request	Provision of Copy statements (each month's statement, or part thereof) - per request	£25
Additional property visits, price per visit	To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit	£50
Court attendances - per day or part thereof	Attending Court Proceedings with your appointed Solicitor as a Landlord witness	£200
Service of Section 13 Notice (rent increase notice for a statutory periodic assured shorthold tenancy)	Review rent in accordance with current prevailing market condition and advise the landlord, where a new rent cannot be agreed with your tenant, upon receipt of instructions prepare and serve a Section 13 Notice to increase rent for a periodic tenancy.	£50
Service of Section 21 Notice or Notice to Quit to end a tenancy (if we do not process the rent)	Upon instructions prepare and serve a Section 21 Notice or Notice to Quit in order to bring your tenant's tenancy to an end.	£50
Arrange Legionella risk assessment	A landlord has responsibility to assess and control the risk of Legionella under the HSE revised Approved Code of Practice (ACOP) and guidance Legionnaires' disease: The control of legionella bacteria in water systems	£125