

## LANDLORD FEES SCHEDULE

Please note: all fees include VAT

### **Full Managed: 12% of Rent**

#### **Tenancy Set-up Fee: £600**

Includes:

- ID checks
- Right-to-rent check
- Financial credit checks
- Obtaining references from current or previous employers and landlords
- Preparing Inventory and Schedule of condition
- Any other relevant information to assess affordability
- Contract negotiation (amending and agreeing to terms)
- Arranging the signing of the tenancy agreement  
*(Inventory costs included in the admin fees)*

Fees included within the Tenancy set up fee:

- Inventory check in
- Inventory check out
- Yearly property inspections
- Professional photographs including Matterport video and floorplan
- Tenant referencing, including any guarantor if needed
- Deposit registration

### **Vacant Home Management**

#### **Fee: From £1,800 Annually**

Includes:

- Key holding
- 24 inspections per year (twice monthly)
- Follow up report including photos, any maintenance issues
- Monthly meter reading include gas (if applicable) and electricity
- Collection and scanned copies of any mail
- Annual Gas Safety certificate (at an additional cost)
- Organising any maintenance, gardening, window cleaning or repairs works
- All works carried out are at an additional cost
- Any works conducted over the weekend or at emergency hours (after 6pm) will be an additional charge)

### **Short Term Let**

#### **Fee: 20% of rent**

Includes:

- Collecting and process the monthly rent received
- Inspecting the property twice yearly
- Overseeing and organising all maintenance work carried out
- Key holding throughout tenancy
- Follow up on any rent arrears

Additional costs payable by the landlord (applicable across all property management contracts):

- Appliance Gas Safety Check
  - Energy Performance Certificate (EPC)
  - Electrical Installation Condition Report (EICR)
  - Additional Property Visits outside of those stated
  - Rent Guarantee Insurance
  - Additional Keys
  - Major works or refurbishment. Any works over £3,500 will incur a 10% + VAT administrative fee
  - Court appearance £300 per hour
- \*Prices may vary depending on property size and location