

# LANDLORD FEES

## Residential Management Service Levels

	Let Only	Rent Collect	Managed Service
Free realistic advice on value and marketing	✓	✓	✓
Advertising on Rightmove, OnTheMarket.com and our own website	✓	✓	✓
Display Maxey Grounds TO LET / LET board	✓	✓	✓
EPC, fee applies*	£75 + VAT	£75 + VAT	£75 + VAT
EICR (Electrical Installation Condition Report)**	Contractor Fee Applies	Contractor Fee Applies	Contractor Fee Applies
Pre-Qualifying of Viewers	✓	✓	✓
Arrange and Accompany Viewings	✓	✓	✓
Arrange Applicant credit checking and referencing using an independent specialist company	✓	✓	✓
Preparing of the tenancy agreement	✓	✓	✓
Signing up the tenant and collecting the first month's rent and deposit (capped at 5 weeks)	✓	✓	✓
Registering and Holding of Dilapidation deposit under TDS rules	£80 + VAT per annum	£80 + VAT per annum	✓
Collection of Rent by Standing Order and transferring into your nominated account including chasing late rent or non-payments		✓	✓
Make any HMRC deductions and provide NRL8 if relevant		✓	✓
Monthly statement of account		✓	✓
Repair and maintenance arrangement			✓
Hold keys throughout tenancy term			✓
Arrangement of Annual LLGS Certificate	£50 + VAT	✓	✓
Transfer of utilities	£100 + VAT	£100 + VAT	£100 + VAT
Schedule of Condition Report at start of tenancy	£120 + VAT	£120 + VAT	✓
Move out Condition Report at end of tenancy	£120 + VAT	£120 + VAT	✓
Negotiation of deposit disbursements at end of tenancy, dealing with any claim from the deposit against the tenant for repairing any damage	£100 + VAT	£100 + VAT	✓
Periodic Inspection Reports	£60 + VAT each	£60 + VAT each	Annually
Service of Section 21 Form 6A Notice seeking possession of a property let on an Assured Shorthold Tenancy (Excluding Solicitors Fees & Court Charges for Bailiffs Eviction if required)	£120 + VAT	£120 + VAT	✓
Annual Rent Review	£120 + VAT	£120 + VAT	✓
Additional Inspections			£60 + VAT
Set Up Fee	£500 + VAT	£300 + VAT	£200 + VAT
Monthly Fee		8% + VAT	10% + VAT

\*EPCs are legally required and must be rated E39 or above.

\*\* EICRs are legally required, and a satisfactory report must be in place ahead of tenancy start.