

# LANDLORD FEES

## RESIDENTIAL LETTINGS

RM  
English

<p><b>TENANT FIND ONLY</b></p> <p><b>£450.00 + VAT set up fee</b> (£540 incl VAT) <b>*Referencing Fee</b> <b>£80 + VAT per applicant</b> (£96 Incl VAT)</p> <p><b>*Additional Mandatory Set up Fee's</b></p>	<ul style="list-style-type: none"> <li>• Marketing on our own website, Social Media, On The Market and Rightmove</li> <li>• Office display advertising</li> <li>• Provide advice on HMRC non-resident landlord liability</li> <li>• Accompanied viewings</li> <li>• Conducting referencing for prospective tenants</li> <li>• Preparation of tenancy agreement and all relevant documentation</li> <li>• Collection of first month's rent</li> <li>• Deduct commission and any other agreed costs incurred on landlord's behalf</li> <li>• Provide tenant with landlord contact and bank account details for future payment of rent</li> <li>• Register bond with Tenancy Deposit Scheme (TDS) and issue bond registration certificate. (There is an annual registration charge as detailed below)</li> </ul>
<p><b>FULLY MANAGED</b></p> <p><b>£350 + VAT Set up Fee</b> (£420 incl VAT) <b>12½% + VAT of monthly rent</b> (15 % incl VAT)</p> <p><b>*Referencing Fee</b> <b>£80 +VAT per applicant</b> (£96 Incl VAT) <b>*Inventory Fee</b> <b>Sliding scale please see overleaf</b></p> <p><b>*Additional Mandatory setup Fee's</b></p>	<ul style="list-style-type: none"> <li>• Marketing on our own website, Social Media, On The Market and Rightmove</li> <li>• Office display advertising</li> <li>• Provide advice on HMRC non-resident landlord liability</li> <li>• Accompanied viewings</li> <li>• Conducting referencing for prospective tenants</li> <li>• Preparation of tenancy agreement and all relevant documentation</li> <li>• Collection of first month's rent</li> <li>• Deduct commission and any other agreed costs incurred on landlord's behalf</li> <li>• Provide tenant with contact and bank account details of R M English for future payment of rent</li> <li>• Register bond with Tenancy Deposit Scheme (TDS) – (There is an annual registration charge as detailed below)</li> <li>• Notify relevant council tax authority of new tenant</li> <li>• Advise Yorkshire Water of new tenant</li> <li>• Liaise with tenant and landlord regarding maintenance issues</li> <li>• Instruct contractors once landlord's approval received and liaise with tenant whilst work is carried out</li> <li>• Undertake initial property inspection and report back to landlord</li> <li>• Arranging annual Gas Safety Certificates (cost of which to be deducted from rent)</li> <li>• Arrange Electrical Installation Condition Reports (5 yearly - (cost of which to be deducted from rent)</li> </ul>

<b>ADDITIONAL CHARGES</b>	
<b>ENERGY PERFORMANCE CERTIFICATE &amp; FLOORPLAN</b>	£130 + VAT (£156incl VAT)
<b>ENERGY PERFORMANCE CERTIFICATE</b>	£100 + VAT (£120 incl VAT)
<b>FLOORPLAN</b>	£75 + VAT (£90 incl VAT)
<b>ELECTRICAL INSTALLATION CONDITION REPORT</b> 1-2 BED 3 BED 4 BED <b>Anything larger will be charged on an individual basis</b> *If there is an additional consumer unit, for example in a garage £30 extra	£130+VAT (incl £156) £140+VAT (incl £168) £150+VAT (incl £180)
<b>REFERENCING FEE'S PER APPLICANT</b>	£80 + VAT (£96 incl VAT)
<b>GUARANTOR APPLICATION</b>	1 <sup>st</sup> FREE
<b>IF A SECOND GUARANTOR IS NEEDED THEN AN ADDITIONAL CHARGE WILL BE APPLIED</b>	£60 + VAT (£72 incl VAT)
<b>INVENTORY</b>	
• Bedsit – 1 bedroom properties	£135 + VAT (£162 incl VAT)
• 2 Bedroom properties	£145 + VAT (£174 VAT)
• 3 – 4 bedroom properties	£190 + VAT (£228 incl VAT)
• 5+ bedrooms	From £235 + VAT (£282 incl VAT)
<b>EXIT INSPECTION</b>	
• Bedsit – 1 bedroom properties	£80 + VAT (£96 incl VAT)
• 2 bedroom properties	£90 + VAT (£108 incl VAT)
• 3 bedroom properties	£105 + VAT (£126 incl VAT)
• 4 bedroom properties	£120 + VAT (£144 incl VAT)
• 5+ bedrooms	£140 + VAT (£168 incl VAT)
<b>PREPARING &amp; SUBMITTING A BOND DISPUTE FOR ARBITRATION BY THE DISPUTE SERVICE</b>	£200+ VAT (£240 incl VAT)
<b>CARBON MONOXIDE ALARMS</b> Cost is for RM English to provide and place them in the property	£20+vat (incl VAT £24) < Alarm Travel *45p a mile from office
<b>ARRANGEMENT FEE FOR WORKS &amp; MAINTENANCE OVER £600</b>	10% + VAT OF NET COST (12% incl VAT)
<b>ARRANGEMENT FEE FOR WORKS DURING VACANT PERIODS</b> • Obtaining quotes from contractors and liaising with landlord • Visiting property to assess the work carried out • Ensuring any warranty/guarantee is issues and retained in our file	10% + VAT OF NET COST (12% incl VAT)
<b>ANNUAL BOND REGISTRATION CHARGE</b> • Chargeable on an annual basis per tenancy agreement	£25 + VAT (£30 incl VAT)
<b>RENTING OF TEMPORARY OIL HEATERS</b>	£5 + vat per day (£6 incl VAT)
<b>SERVING OF SECTION 13 NOTICE OF RENT INCREASE</b>	£50 + VAT (£24 incl VAT) MANAGED LANDLORDS ONLY £75 + VAT (£90 incl VAT) TENANT FIND ONLY LANDLORDS
<b>AMENDMENT OF SPECIFIC TERMS WITHIN TENANCY AGREEMENT</b>	£45+ VAT (£54 incl VAT)
<b>LAND REGISTRY TITLE CHECK</b>	£10 + VAT (£12 incl VAT)
<b>All above fees may be subject to negotiation</b>	