

LANDLORD FEES

RESIDENTIAL LETTINGS

RM
English

<p>TENANT FIND ONLY</p> <p>£350.00 + VAT set up fee (£420 incl VAT)</p> <p>*Referencing Fee £75 + VAT per applicant (£90 Incl VAT)</p> <p>*Additional Mandatory Set up Fee's</p>	<ul style="list-style-type: none"> • Marketing on our own website, Social Media, On The Market and Rightmove • Office display advertising • Provide advice on HMRC non-resident landlord liability • Accompanied viewings • Conducting referencing for prospective tenants • Preparation of tenancy agreement and all relevant documentation • Collection of first month's rent • Deduct commission and any other agreed costs incurred on landlord's behalf • Provide tenant with landlord contact and bank account details for future payment of rent • Register bond with Tenancy Deposit Scheme (TDS) and issue bond registration certificate. (There is an annual registration charge as detailed below)
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<p>FULLY MANAGED</p> <p>£340 + VAT Set up Fee (£408incl VAT)</p> <p>12½% + VAT of monthly rent (15% incl VAT)</p> <p>*Referencing Fee £75 +VAT per applicant (£90 incl VAT)</p> <p>*Inventory Fee Sliding scale please see overleaf</p> <p>*Additional Mandatory setup Fee's</p>	<ul style="list-style-type: none"> • Marketing on our own website, Social Media, On The Market and Rightmove • Office display advertising • Provide advice on HMRC non-resident landlord liability • Accompanied viewings • Conducting referencing for prospective tenants • Preparation of tenancy agreement and all relevant documentation • Collection of first month's rent • Deduct commission and any other agreed costs incurred on landlord's behalf • Provide tenant with contact and bank account details of R M English for future payment of rent • Register bond with Tenancy Deposit Scheme (TDS) – (There is an annual registration charge as detailed below) • Notify relevant council tax authority of new tenant • Advise Yorkshire Water of new tenant • Liaise with tenant and landlord regarding maintenance issues • Instruct contractors once landlord's approval received and liaise with tenant whilst work is carried out • Undertake initial property inspection and report back to landlord • Arranging annual Gas Safety Certificates (these are charged directly to the landlord from the Gas Safe heating engineer)
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ADDITIONAL CHARGES	
ENERGY PERFORMANCE CERTIFICATE & FLOORPLAN	£100 + VAT (£120 incl VAT)
ENERGY PERFORMANCE CERTIFICATE	£75 + VAT (£90 incl VAT)
FLOORPLAN	£50 + VAT (£60 incl VAT)
ELECTRICAL INSTALLATION CONDITION REPORT (EICR) :	
1-2 BED	£120 + VAT
3 BED	£130 + VAT
4 BED	£140 + VAT
Anything larger will be priced on an individual basis.	
REFERENCING FEE'S PER APPLICANT	£75 + VAT (£90 incl VAT)
GUARANTOR APPLICATION	1 st FREE
IF A SECOND GUARANTOR IS NEEDED THEN AN ADDITIONAL CHARGE WILL BE APPLIED	£50 + VAT (£60 incl VAT)
INVENTORY	
• Bedsit – 2 bedroom properties	£125 + VAT (£150 incl VAT)
• 3 – 4 bedroom properties	£170 + Vat (£204 incl VAT)
• 5+ bedrooms	From £210 + VAT (£252 incl VAT)
EXIT INSPECTION	
• Bedsit – 2 bedroom properties	£70 + VAT (£84 incl VAT)
• 3 bedroom properties	£90 + VAT (£108 incl VAT)
• 4 bedroom properties	£105 + VAT (£126 incl VAT)
• 5+ bedrooms	£120 + VAT (£144 incl VAT)
PREPARING & SUBMITTING A BOND DISPUTE FOR ARBITRATION BY THE DISPUTE SERVICE	£75 + VAT (£90 incl VAT)
ARRANGEMENT FEE FOR WORKS & MAINTENANCE OVER £600	10% + VAT OF NET COST (12% incl VAT)
• Obtaining quotes from contractors and liaising with landlord	
• Arranging access & liaising with contractor and tenant	
• Visiting property to assess the work carried out	
• Ensuring any warranty/guarantee is issues and retained in our file	
HEALTH & SAFETY BOOKLET (TENANT FIND SERVICE ONLY)	£10 + VAT (£12 incl VAT)
ANNUAL BOND REGISTRATION CHARGE	£25 + VAT (£30 incl VAT)
• Chargeable on an annual basis per tenancy agreement	
SERVING OF SECTION 8 or 21 NOTICE TO QUIT **	£75 + VAT (£90 incl VAT)
SERVING OF SECTION 13 NOTICE OR RENT INCREASE	£45 + VAT (£54 incl VAT)
RENEWAL FEE FOR ARRANGING A FURTHER TENANCY AGREEMENT OR AMENDMENT OF SPECIFIC TERMS WITHIN	£45 + VAT (£54 incl VAT)
All above fees may be subject to negotiation	

** If further action is required subsequent to issuing of a Section 8 or Section 21, this will be charged accordingly by arrangement