

LANDLORD FEES

RESIDENTIAL LETTINGS

RM
English

<p>TENANT FIND ONLY</p> <p>£380.00 + VAT set up fee (£456 incl VAT) *Referencing Fee £80 + VAT per applicant (£96 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>£350 + VAT Set up Fee (£420 incl VAT) 13½% + VAT of monthly rent (16.2% incl VAT)</p> <p>*Referencing Fee £80 +VAT per applicant (£96 Incl VAT) *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 (cost of which to be deducted from rent) • Electrical Installation Condition Reports (5 yearly - (cost of which to be deducted from rent)
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ADDITIONAL CHARGES	
ENERGY PERFORMANCE CERTIFICATE & FLOORPLAN	£120 + VAT (£144incl VAT)
ENERGY PERFORMANCE CERTIFICATE	£90 + VAT (£108 incl VAT)
FLOORPLAN	£75 + VAT (£90 incl VAT)
ELECTRICAL INSTALLATION CONDITION REPORT 1-2 BED 3 BED 4 BED Anything larger will be charged on an individual basis *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)
REFERENCING FEE'S PER APPLICANT	£80 + VAT (£96 incl VAT)
GUARANTOR APPLICATION	1 st FREE
IF A SECOND GUARANTOR IS NEEDED THEN AN ADDITIONAL CHARGE WILL BE APPLIED	£60 + VAT (£72 incl VAT)
INVENTORY	
• 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)
EXIT INSPECTION	
• 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)
PREPARING & SUBMITTING A BOND DISPUTE FOR ARBITRATION BY THE DISPUTE SERVICE	£150+ VAT (£180 incl VAT)
CARBON MONOXIDE ALARMS 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
ARRANGEMENT FEE FOR WORKS & MAINTENANCE OVER £600	10% + VAT OF NET COST (12% incl VAT)
ARRANGEMENT FEE FOR WORKS DURING VACANT PERIODS • 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)
ANNUAL BOND REGISTRATION CHARGE • Chargeable on an annual basis per tenancy agreement	£25 + VAT (£30 incl VAT)
RENTING OF TEMPORARY OIL HEATERS	£5 + vat per day (£6 incl VAT)
SERVING OF SECTION 8 or 21 NOTICE TO QUIT **	£75 + VAT (£90 incl VAT)
SERVING OF SECTION 13 NOTICE OF RENT INCREASE	£20 + VAT (£24 incl VAT)
RENEWAL FEE FOR ARRANGING A FURTHER TENANCY AGREEMENT WITH EXISTING TENANT	£80 + VAT (£96 incl VAT)
AMENDMENT OF SPECIFIC TERMS WITHIN TENANCY AGREEMENT	£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