

# TRANSPARENCY FOR LANDLORDS

**TO AVOID ANY UNWELCOME SURPRISES WHEN IT COMES TO SIGNING THE CONTRACT, HERE'S A LIST OF WHAT YOU CAN TYPICALLY EXPECT TO PAY:**

## MARKETING FEES

- > Marketing Fee **£34.80** inc VAT
- > Photos only **£66.00** inc VAT (if required)
- > Photos and Floorplan **£102.00** inc VAT (if required)
- > Energy Performance Certificate **£78** inc VAT (if required)

## COMPREHENSIVE MANAGEMENT & LETTINGS SERVICE

- > Long Let (6 months or more) = **9.6%** inc VAT
- > Short Let (less than 6 months) = **14.4%** inc VAT

## COMPREHENSIVE MANAGEMENT ONLY

- > Long Let (6 months or more) = **6%** (inc VAT)

## OTHER FEES AND CHARGES

**Tenancy Arrangement** £210 inc VAT Provision of an expertly written tenancy agreement, with any agreed amendments between landlord and tenant, and arrangement for completion and signature of the agreement by both parties.

**Inventory** Upon your request, we will arrange for an independent inventory clerk to prepare an inventory for the Property. The costs for an inventory will vary depending on the size of the property and its level of furnishing, ranging from £144 inc VAT to £300 inc VAT

**Check-out** The costs for an inventory will vary depending on the size of the property and its level of furnishing ranging from £120 inc VAT to £250 inc VAT To agree with the tenant the check out appointment date and time, instruct the inventory provider to attend, negotiate with landlord and tenant any disbursement of the security deposit, return deposit as agreed between the parties, and remit any disputed amount to My Deposits.

**Gas Safety Certificate Managed Properties** £108 inc VAT Non-Managed Properties £120 inc VAT - On your instruction, we will contact a registered engineer, arrange their visit to your property, and ensure delivery of the certificate.

**Portable Appliance Test Managed Properties** £78 inc VAT, Non-Managed Properties £96 inc VAT - On your instruction, we will arrange for a qualified engineer to carry out a Portable Appliance Test at your property.

**Energy Performance Certificate** £78 inc VAT - On your instruction, we will arrange for an EPC on the landlord's behalf

**Court Attendance** We are able to appear before any Court or Tribunal; however this will be by special arrangement and subject to a fee for any such attendance of £144 inc VAT per day, or part thereof.

**Visits to Managed Properties** We will undertake to inspect managed properties twice a year. Any visit will take into account any obvious defects. Each additional visit requested, for example in relation to monitoring any maintenance work, will be charged at £144 inc VAT

**Refurbishment Services** To advise on and project manage the redecoration and refurbishment of our clients properties to maximise their letting potential, we charge a fee of 12% inc VAT of the total cost of works.

**Penalty Charge** If the basic terms of a tenancy or a renewal have been agreed with a landlord either verbally or in writing and the landlord has instructed us to proceed with the referencing of a Tenant(s) and draw up the relevant paperwork, but the landlord subsequently withdraws from the offer, there will be a charge to the landlord of 50% of the Lettings fee or £540 inc VAT, whichever is the greater amount