



FEES TO LANDLORDS

Independent Redress:



FEES TO LANDLORDS

Fees are subject to a successful let, no upfront fees payable.

Levels of service offered -

TENANT FIND: 10.2% of rent inc VAT (this equates to 8.50% plus VAT)

INCLUDES:

- Agree the market rent and find a tenant in accordance with the landlords guidelines
 - Advise on refurbishment
 - Provide guidance on compliance with statutory provisions and letting consents
 - Carry out accompanied viewings (as appropriate)
 - Market the property and advertise on relevant portals
 - Erect board outside property in accordance with Town and Country Planning Act 1990
 - Advise on non-resident tax status and HMRC (if relevant)
 - Collect and remit initial months' rent received
 - Agree collection of any shortfall and payment method
 - Provide tenant with method of payment
 - Deduct any pre-tenancy invoices
 - Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
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RENT COLLECTION: 13.2% of rent inc VAT (this equates to 11% plus VAT)

IN ADDITION TO ABOVE THIS INCLUDES:

- Continue to collect rent due through the tenancy term
 - Pursue non-payment of rent and provide advice on rent arrears actions
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FULLY MANAGED: 15.6% of rent inc VAT (this equates to 13% plus VAT)

IN ADDITION TO ABOVE THIS INCLUDES:

- Advise all relevant utility providers of changes
- Undertake property inspection visits every 6 months and notify the landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term
- Negotiate with landlord and tenant any disbursement of the security deposit

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Additional fees and charges (irrespective of level of service)

SETUP FEE: £420 (inc VAT)

- Full referencing of all prospective tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)
- Preparation and negotiation of your tenancy agreement, issued via DocuSign for signature.

PERMITTED OCCUPIER / GUARANTOR FEE: FREE

INVENTORY FEE: see attached schedule for prices

- Dependent on the number of bedrooms and/or size of the property and outbuildings

DEPOSIT REGISTRATION FEE: £60 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

ADDITIONAL PROPERTY VISITS: £48 (inc VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

SUBMISSION OF NON-RESIDENT LANDLORD RECEIPTS TO HMRC: £48 (inc VAT) quarterly

- To remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC

ENERGY PERFORMANCE CERTIFICATE: £85 inc VAT

GAS SAFETY CERTIFICATE: £96 inc VAT WITH BOILER SERVICE: £132 inc VAT

RENEWAL ADMIN FEE: £120 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

COURT ATTENDANCE: £60 (inc VAT) per hour £100 (inc VAT) for preparation of court paperwork

RENT REVIEW FEE: FREE

- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

END OF TENANCY: FREE

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit

WE ALSO DO NOT CHARGE FOR THE FOLLOWING:

- Arrangement of key cutting
- Progressing insurance claims
- Providing paperwork to solicitors

We have full client money protection via Money Shield. Any security deposits would be registered and held by the DPS protection scheme.

ELECTRICAL INSTALLATION CONDITION REPORT (EICR): Dependent on size;

Up to 1 bed - £150 inc VAT

2 bed - £165 inc VAT

3 bed - £195 inc VAT

4 bed - £220 inc VAT

5 bed + - £240 inc VAT

INDIVIDUAL CHECK IN / CHECK OUT INVENTORY REPORT COSTS

Unfurnished properties		Furnished properties	
Size	Inventory cost inc VAT	Size	Inventory cost inc VAT
1 bed/studio	£99.00	1 bed/studio	£132.00
2 bed	£112.20	2 bed	£158.40
3 bed	£151.80	3 bed	£198.00
4 bed	£178.20	4 bed	£224.40
5 bed	£204.60	5 bed	£250.80

Additional Charges

- A call out fee of £50 plus VAT is levied for missed or aborted jobs
- For properties that are larger and/or heavily furnished a separate price will be negotiated
- There is Sunday and Bank Holiday surcharge of £50 plus VAT per job

For your Reference

- An inventory originally created by Chase Inventory Services is automatically updated each time a check in takes place by Chase. This is included in our check in fee.
 - Electronic copies of the latest revisions are held by Chase
- Please note that for private landlords we will not release paperwork until payment is received.

PACKAGE OFFER

Chase Inventory Services also offer a discounted single fee at the start of the tenancy that would cover the inventory report at the start and a check out report at the end of a tenancy.

Unfurnished properties		Furnished properties	
Size	Inventory cost inc VAT	Size	Inventory cost inc VAT
1 bed/studio	£171.60	1 bed/studio	£237.60
2 bed	£198.00	2 bed	£264.00
3 bed	£ 264.00	3 bed	£316.80
4 bed	£316.80	4 bed	£369.60
5 bed	£369.60	5 bed	£448.80