

Landlord Standard Fees and Charges

Contract Holder Find Only Service Fee	Excluding VAT	Including VAT
Initial Set Up - Calculated as a percentage of monthly rent	75%	90%

Full Management Service Fees	Excluding VAT	Including VAT
Initial Set Up - calculated as a percentage of monthly rent	60%	72%
Monthly Management Fee - calculated as a percentage of monthly rent	12.5%	15%
Monthly Management Fee - Properties below £500 per calendar month	14%	16.8%
Non UK Resident Landlord Monthly Management Fee - calculated as a percentage of monthly rent	16%	19.2%

All fees are subject to Value Added Tax (VAT). Our minimum Initial Set Up Fee is £600 inc VAT (£500 ex VAT)

Full Management Service Chargeable Items	Excluding VAT	Including VAT
Renewal/Update of Fixed Term Occupation Contract	£150	£180
Negotiating addenda to an Occupation Contract	£50	£60
Additional Property Visits (Price per Visit)	£50	£60
Contract Holder Referencing (per reference)	£25	£30
Guarantor Referencing	£25	£30
Serve Rent Smart Wales - RHW Notices	£50	£60
Management Takeover Set-Up Fee	£150	£180
Anti- Money Laundering & Landlord Proof of Ownership Checks	£10	£12
Update Tenancy Deposit Scheme (TDS)	£20	£24
Agent Attendance at Court/Tribunal (per day)	£300	£360
Fee for Transferring Rent Payments to Non-UK Bank Accounts (per transaction)	£25	£30
Landlord withdrawing from Contract having instructed Agent to proceed with application	£100	£120
Landlord Withdrawal of Management Instruction (90 Day Notice)	£300	£360
Landlord TDS Arbitration Charge (Preparation of Documents)	£200	£240
Holding Monies in Client Account (per month)	£8	£9.60

	Excluding VAT	Including VAT
Arrangement Fee - for arranging contractors to attend property on behalf of the landlord (chargeable per maintenance issue or for Fit For Human Habitation Compliance)	£20	£24

We can organise for Contractors to complete the following services for Landlords subject to the above Arrangement Fee. Quotes from third party contractors will be provided before instruction:

- Inventory (Start of Contract)
- Check Out Inventory (End of Contract)
- Gas Safety Certificate
- Electrical Installation Condition Report (EICR)
- Electrical Portable Appliance Testing (PAT)
- Energy Performance Certificate (EPC)
- Asbestos Risk Assessment
- Legionella Risk Assessment
- Fire Risk Assessment
- General Maintenance Work

