



FEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



propertymark



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Level of service offered

RENT COLLECTION: 6% of rent (inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

MANAGED: 10% of rent (inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Respond to tenants enquires throughout tenancy

STUDENT MANAGED: 12% of rent (inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Respond to tenant enquiries throughout the tenancy
- Handle change of academic year tenancy change overs
- Advise of HMO licensing and legislation including arrange safety certificates

INCLUDED IN FEE [Advertising, Viewings, Tenancy Agreements, Inventory Fee, Deposit Registration Fee, Check Out fee]



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www.property-genius.co.uk

Additional fees and charges (irrespective of level of service unless otherwise stated)

SETUP FEE: FREE

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Advise on non-resident tax status and HMRC (if relevant)

ADVERTISING: £90 (inc VAT)

- Market the property and advertise on Rightmove, Zoopla, Onthemarket.com, Movebubble portals
- Erect board outside property in accordance with Town and Country Planning Act 1990

VIEWINGS: £150 (inc VAT)

- Hold keys
- Carry out accompanied viewings (as appropriate)

REFERENCING: (£42 per person)

- Obtain references from referees to determine affordability, credit worthiness, previous tenancy performance where possible.

TENANCY AGREEMENT: £72 (inc VAT)

- Provide signed AST contract, Licence, or Contract where applicable supplied by ARLA Propertymark drafted by Dutton Gregory Solicitors

INVENTORY FEE: £90 base price + £12 per habitable room (inc VAT)

- Base price includes hallway, reception room, bedroom, bathroom.
- Report includes 360 degree photo of each room, descriptive text, assessment on cleanliness and condition
- Assessment on what works may need to be carried out
- Signed Habitation Compliance Checklist
- Signed Pre-arrival Document Serving (How the rent guide, EPC, Gas Safety Cert)

DEPOSIT REGISTRATION FEE: £42 (inc VAT)

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

ADDITIONAL PROPERTY VISITS: £30 (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 LANDLORDS RECEIPTS TO HMRC: £30 (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

ARRANGEMENT FEE FOR REFURBISHMENTS OVER £1000 10% of net cost

- Arranging access and assessing costs with contractor;
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

RENT REVIEW FEE: £72 (inc VAT)

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

RENEWAL FEE: £72 (inc VAT)

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

CHECKOUT FEE: £60 (inc VAT)

- Agree with tenant check out date and time appointment
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs / replacement/cost of any broken or missing items

COURT ATTENDANCE: £30 (inc VAT) per hour