

Landlord fees 2021

Levels of service offered (including VAT)	Tenant Find: 10% of rent	Rent collection: 12% of rent	Fully managed: 15% of rent
Agree the rental valued	●	●	●
Provide guidance on compliance with statutory provisions and letting consents	●	●	●
Advise on refurbishment requirements	●	●	●
Erect Tennison Property board (where possible)	●	●	●
Market the property and advertise on relevant portals	●	●	●
Carry out accompanied viewings (as appropriate)	●	●	●
Find tenants	●	●	●
Advise on non-resident tax status and HMRC (if relevant)	●	●	●
Collect and remit initial months' rent	●	●	●
Provide tenants with method of payment	●	●	●
Deduct any pre-tenancy invoices	●	●	●
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	●	●	●
Advise all relevant utility providers of any changes	●	●	●
Agree collection of any shortfall and payment method	●	●	●
Demand, collect and remit the monthly rent		●	●
Arrangement payments for statutory requirements		●	●
Pursue non-payment of rent and provide advice on rent arrears actions		●	●
Undertake two routine visits per annum and notify the outcome to the landlord			●
Arrange routine repairs and instruct approved contractors (providing three quotes)			●
Security Deposit dilapidation negotiations			●
Hold keys throughout the tenancy term			●

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Additional charges (including VAT)

Charge	Features
Tenancy Setup Fee: £360 for up to two tenants Additional tenants: £60 for each additional tenant	Our tenancy set up fee includes the following services: <ul style="list-style-type: none"> • Cost of tenant credit check, employment and landlord references • Right to rent checks • Service of current Government How to Rent Guide on tenant • Preparation of the legal tenancy agreement between the parties • Preparation and service of the tenancy deposit prescribed information • Registering the tenancy deposit with the tenancy deposit scheme • Provide guidance on the compliance with statutory provisions and lettings consents
Periodic inspections & additional property visits: £42	<ul style="list-style-type: none"> • Periodic inspection to give a general overview on the property. To attend for specific requests such as a neighbour dispute; more visits are required to monitor the tenancy; or any maintenance-linked visit.
Preparation of renewal tenancy agreement: £120	<ul style="list-style-type: none"> • Contract negotiations, amending and updating a further tenancy agreement
Tenancy renewal fee	<ul style="list-style-type: none"> • The same service level fee percentage as agreed at the commencement of the tenancy will continue to be charged for the duration of the renewal period at the same intervals
Land Registry Fee: £24	<ul style="list-style-type: none"> • Verifying the legal ownership of the property
Fixed Fees for the following repairs/maintenance and inspections (optional)	<ul style="list-style-type: none"> • Gas Safety Inspection: £90 • Boiler Service: £90 • Gas safety inspection and boiler service combined: £150 • Gas safety inspection, boiler service and carbon monoxide alarm combined: £210 • Portable Appliance Test: £84 • Energy Performance Certificate: £120 • Call out/ Installation and initial test cost: £60 per property • Smoke / Carbon Monoxide detectors: £30 each • Replacement battery (standard life) and test on existing smoke detector £6 each, plus initial callout cost as above. • Legionella Risk Assessment in accordance with current legislation and HSE ACOP L8 at the cost of £144
Repairs / Maintenance and Inspections Fees	<ul style="list-style-type: none"> • A supervisory fee of 12% of the overall cost of any work, repairs and maintenance will be charged where the cost exceeds £1000 value