

## LANDLORD FEES SCHEDULE

	Let Only	Fully Managed
	90% of first month's	£795 set up fee 15%
	rent (min £795)	of monthly rent
Rental appraisal of your property	Included	Included
Advise on any refurbishment requirements	Included	Included
Provide guidance on compliance with statutory	Included	Included
provisions and letting consents	meradea	meradea
Ensure your property stands out from the crowd with		
engaging videos, professional standard photography	Included	Included
and floorplan	moraded	moradod
Expose your property to the right tenants using the		
power of social media, our 'Early Bird' marketing strategy	Included	Included
and Al driven auto property matching		
Extensive marketing across various property portals	Included	Included
including Rightmove and nestassociates.co.uk		
Erect let board outside your property in accordance with	Included	Included
Town and Country Planning Act 1990		
Accompanied viewings and feedback	Included	Included
Tenant interview, selection, comprehensive referencing	Included	Included
and Right to Rent checks		
Preparation and signing of the Tenancy Agreement	Included	Included
Arrange for a comprehensive 3 <sup>rd</sup> party inventory	£200	Included
including photographs		
Collect and remit first month's rent and security deposit	Included	Included
Provide tenants with a method of payment	Included	Included
Tenant(s) Check In with detailed handover highlighting		
the location of utility meters, stop-cocks, etc. Access to	£120	Included
the tenant portal, test all smoke/CO2 alarms are present		
and in working order and record meter readings		
Deposit registration with TDS (Tenancy Deposit Scheme).		
Register landlord and tenant details and protect the		
security deposit and provide the tenant(s) with the	Included	Included
Deposit Certificate and Prescribed Information within 30		
days of the tenancy start date		
Demand, collect and remit the monthly rent		Included
Arrange payments for statutory requirements		Included
Pursue non-payment of rent and provide advice on rent		Included
arrears actions		
Undertake two routine visits per annum and notify the		Included
outcome to the landlord		
Arrange routine repairs and instruct approved		Included
contractors		
Checkout tenants at conclusion of the tenancy		
undertaking an updated schedule of condition based on	£200	Included
the original inventory and negotiating the repayment of		
the security deposit		
Security deposit dispute including preparation of all		
evidence and submitting the case to the TDS (Tenancy		
Deposit Scheme) as well as dealing with all	£120	Included
correspondence relating to the dispute. (Only applies		
where we have protected the deposit and we have		
carried out the checkout)		

SAFETY & LEGAL REQUIREMENTS				
Energy Performance Certificates	£120	£120		
Gas Safety Certificate	£90	£90		
Electrical Safety Check	£180	£180		
PAT's Test	£75	£75		
Legionella Risk Assessment	£120	£120		
Carbon Monoxide Detector Install (per detector)	£90	£90		
Smoke Detector Install (per detector)	£90	£90		

NOTICES & RENEWALS				
Rent review in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis	£60	£60		
Renewal of fixed term tenancy agreement, contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement	£120	£120		
Service of Section 8 Notice	£120	£120		
Service of Section 21 Notice	£120	£120		
Addenda to Tenancy Agreements	£60	£60		
Court attendance hourly charge	£90	£90		

OTHER CHARGES				
Additional property visit	£60	£60		
Fees for providing an Annual Income and Expenditure schedule	£30	£30		
Arrangement fees for works over £500. Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee.		12%		
Landlord withdrawal fees (before move in) per tenancy to cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started	£660	£660		

Termination of service liability due till end of agreement per tenancy to cover the costs associated with advising the tenant on the change and the position of the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to our Let Only service

Interest on unpaid commissions are payable at 3% above the Bank of England Base Rate from due date until paid