

LANDLORD FEES SCHEDULE

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LEVELS OF SERVICE OFFERED:

	Tenant Find: 13.2% of rent (inc. VAT)	Rent collection: 14.4% of rent (inc. VAT)	Fully managed: 15.6% of rent (inc. VAT)
Agree the rental value	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990 (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)	✓	✓	✓
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 a routine visits per annum and notify the outcome to the landlord		✓	✓
Arrange routine repairs and instruct approved contractors			✓
Security Deposit dilapidation negotiations			✓

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

PRE-TENANCY FEES (ALL SERVICE LEVELS) The below are arranged by a 3rd party and therefore the prices may vary depending on contractor:

- Energy Performance Certificate (EPC) £100 (Inc. VAT) per tenancy.
- Gas safety certificate (GSC) £85 (INC.VAT) per tenancy
- Electrical installation certificate (EICR) £150 (inc. VAT) per tenancy.
- Legionella Risk Assessment £150 (inc. VAT) per tenancy.
- Installing Smoke alarms and carbon monoxide £120(INC.VAT) Pre tenancy
- Testing Smoke Alarms and Carbon Monoxide detector on the first day of the tenancy. This is included in the cost of the check in. This is a legal requirement and if the check in is not carried out it is the landlord's responsibility to arrange and complete.

START OF TENANCY FEES

- Set-up Fees: £250 (Inc. VAT) per tenancy. Which includes ID checks, Right-To-Rent checks, financial credit checks, obtaining references of current or previous employers/ Landlords and any other relevant information to assess affordability as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement and arranging the signing of the and deposit registration with TDS.
- Inventory and check in fees: This is completed by a 3rd Party and is dependent on the number of bedrooms and/or size of the property and any outbuildings.
- Landlord Withdrawal Fees (before move-in): £250 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up, referencing should the landlord withdraw from the tenancy before it has started.

DURING TENANCY FEES

Additional Property visits: £60 (Inc. VAT) per visit. Should the Landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Renewal Fees: £150(Inc. VAT) per let only contract. Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement. (Rent collection and full managed included in your monthly fee)

Right-to-Rent Follow-Up Check: £25(inc. VAT) per check. Undertaking a repeat check in person on a time-limited visa in accordance with the Immigration Acts 2014 and 2016. Notifying the Home Office should an illegal overstayer be identified. This does not apply to a Tenant-Find service.

Landlord Withdrawal Fees (during tenancy): A calculation of the full agreed letting and management fee for the remainder of the tenancy. To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, and returning all relevant documents held by the agent to the landlord. This does not apply to a Tenant-Find service.

END OF TENANCY FEES

Check-out Fees: this is completed by a 3rd party and is dependent on the number of bedrooms and/or size of the property and any outbuildings.

Tenancy Dispute Fee: £175 (Inc. VAT) per tenancy. This only applies where the agent has protected the deposit. The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all the correspondence relating to the dispute. Rayners lettings cannot be held responsible for the adjudication's decision.

Court attendance Fees; £250 (INC.VAT) per attendance.

FINANCIAL CHARGES

Interest on unpaid commission: 2% above the Bank of England base rate from due date until paid.

Please ask a member of staff if you have any questions about our fees.