

LANDLORD FEE'S SCHEDULE

FULL MANAGEMENT FEES

Full management fees are calculated at 15% (Inclusive of VAT) per property per month for all rents collected during the full term of the tenancy or until the tenant vacates the property.

(Please note all charges can either go up or down if the prevailing VAT rate changes)

ADDITIONAL CHARGES

Tenancy set up charge of a week's rent (plus VAT), a one-off fee for drawing up the Assured Shorthold Tenancy Agreements to include, where applicable, references, right to rent checks, credit checks & taking a written Guarantor.

Example: Monthly rent of £1000.00. Calculation of set up charge £1000.00 times 12 months, divided by 52 weeks, plus VAT = £276.92 (please note that this can go up or down if the prevailing VAT rate changes)

House of Multiple Occupation (HMO) Welwyn Hatfield Borough Council Compliance Visit:

£120.00 Inclusive VAT

(To supply information to Welwyn Hatfield Borough Council, attend Welwyn Hatfield Borough Council Inspection on the Landlords behalf, any follow up documentations and requirements.)

Landlord Withdrawal Fees (during tenancy): charged at the tenancy monthly rent band as below for the 'Tenant Introduction Service Scale of Charges'.

Monthly rent up to £950.00 per calendar month	£830.00 inclusive VAT
£951.00pcm to £1250.00 per calendar month	£950.00 inclusive VAT
£1251.00pcm to £1750.00 per calendar month	£1070.00 inclusive VAT
Over £1751.00 per calendar month	£1190.00 inclusive VAT

This is charged to cover the costs associated with advising the tenants on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, advising local authority (if licenced) and returning all relevant documents held by the agent to the landlord. This does not apply to a Tenant-Find service.

Contractor Commission 12% inclusive of VAT of contractor's invoice. To cover the costs associated with arranging and facilitating the contractors visit.

We can help you organize the following without obligation as you may use your own contractor if preferred: -

(Guide prices as carried out by independent contractors & who also may not be VAT registered)

Energy Performance Certificate & Floorplan	£85.00 to £100.00 Inclusive of VAT
Landlord Gas Safety Check	£75.00 to £125.00 Inclusive of VAT
Electric & PAT tests	£50.00 to £80.00 Inclusive of VAT
Legionella Risk Assessment	£50.00 to £90.00 Inclusive of VAT
Fire Risk Assessment for HMO properties	£200.00 to £250.00 Inclusive of VAT

Inventory	£100.00 to £250.00 Inclusive of VAT
Monthly property visits for HMO properties	£25.00 to £35.00 Inclusive of VAT

TENANT INTRODUCTION SERVICE

Tenant Introduction Service Scale of Charges

To find Tenant(s), reference(s), Right to Rent Checks & draw up the Assured Shorthold Tenancy Agreements)

Monthly rent up to £950.00 per calendar month	£830.00 inclusive VAT
£951.00pcm to £1250.00 per calendar month	£950.00 inclusive VAT
£1251.00pcm to £1750.00 per calendar month	£1070.00 inclusive VAT
Over £1751.00 per calendar month	£1190.00 inclusive VAT

TENANT INTRODUCTION SERVICE ADDITIONAL CHARGES to above

Tenancy Deposit Scheme Protection Registration	£30.00 inclusive VAT
Tenancy Renewal Charge	£120.00 inclusive VAT