

## LANDLORDS FEES

### LEVEL OF SERVICES FEE

Let Only: 7.2% (Minimum £500) inc VAT.

Rent Collection: 9.6% inc VAT.

Rent Collect Plus: 12% inc VAT.

Fully Managed: 14.4% inc VAT.

### FIXED FEE SERVICE (Cornwall)

Let Only: £500

Fully Managed: £450 + from £60/mth

Fully Managed with Rent and Legal Protection:  
£450 + from £80 / mth

### ADDITIONAL COSTS

Referencing Fee £48 (inc VAT) per tenant.

Referencing - financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability.

### Set-up Fee £288 (inc VAT)

- Preparation of a personalised tenancy agreement.
- Registration of deposit with the Tenancy Deposit Scheme (TDS)
- Ensuring legal compliance.
- Conducting Right To Rent checks on all tenants.

### Inventory Fee

Dependent on the number of bedrooms and/or size of the property and outbuildings. A quote can be provided for your property. This is undertaken by an independent inventory clerk.

### Check out Fee

Price varies dependent on the size of property, but a quote can be provided for your property. This covers the cost of an independent inventory clerk attending the property to undertake an updated Schedule of Condition based on the original inventory.

Waiting at Properties £60 (inc VAT) per hour

To attend for specific requests such as utilities, neighbour disputes; more visits if requested to monitor the tenancy; or any maintenance-linked visit.

### Deposit Transfer Fee £36 (inc VAT)

Confirming registration of deposit with a relevant scheme and transferring it accordingly.

### Submission of Non-resident Landlords Receipt to HMRC £60 (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.

### Additional Rental Statements £18 (inc VAT) per request.

Arrangement Fee for Works Over £500 and Refurbishments will be 12% 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.

### Renewal Fee £144 (inc VAT)

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

### Court Attendance £300 (inc VAT) per day

### Void Property Management £180 (inc VAT) pcm

- Fortnightly property visits
- Arranging necessary maintenance works
- Collecting Post
- Complying with terms of insurance.