

DANIEL ROSE

Fees to Landlords

LETTING & RENT COLLECTION

Fee: 9.6% of the gross monthly rent (8% plus VAT) payable monthly in advance, as long as any tenant introduced by us remains in occupation of the Property, whether under the original tenancy agreement, any variation or replacement, or any statutory periodic tenancy arising thereafter.

Includes:

- Provide ongoing compliance support, including guidance in relation to current and forthcoming legislation such as the Renters' Rights Act
- Maintain records to support legal compliance and dispute resolution
- Carry out tenant referencing, affordability checks, anti-money laundering checks (where applicable), and Right to Rent checks
- Provide compliant Tenancy Agreement
- Act as a central point of contact for all tenancy-related queries.
- Serve and provide documentation with receipts that relate to the Renters' Rights Act.
- Collect initial rent
- Monitor rent payments and proactively manage arrears, including early intervention and escalation where required
- Follow up on any non-payment of rent
- Provide guidance on rent recovery and possession options where necessary
- Deduct agreed pre-tenancy costs (e.g. cleaning, gas safety, EICR, EPC)
- Deduct Daniel Rose fees
- Remit balance to the landlord
- Provide clear monthly statements and annual summaries
- Notify utility providers of change of occupancy
- Arrange for additional keys to be cut where required
- Provide advice on rental values and market conditions
- Section 13 process and providing comparable evidence
- Provide end of tenancy documentation and organise inventory checkout

FULL MANAGEMENT SERVICE

Fee: 15.6% of the gross monthly rent (13% plus VAT) payable monthly in advance, for as long as any tenant introduced by us remains in occupation of the Property, whether under the original tenancy agreement, any variation or replacement, or any statutory periodic tenancy arising thereafter.

Includes Letting & Rent Collection plus:

- Act as the primary point of contact for tenants in relation to all maintenance and property-related matters
- Provide emergency contact service to ensure urgent issues are addressed promptly
- Manage and respond to maintenance issues reported by tenants
- Arrange routine repairs via approved contractors
- Proactively monitor the condition of the Property and provide maintenance recommendations
- Instruct works and oversee completion
- Provide contractor invoices and deduct costs from rent as agreed
- Coordinate compliance with safety and statutory requirements (e.g. gas, electrical, EPC)
- Conduct two inspection visits per annum and report findings to the landlord
- Hold keys throughout the tenancy
- Manage end-of-tenancy procedures, including check-out and deposit return process
- Provide support in the event of deposit disputes

020 7359 4493

MANAGEMENT ONLY (Where the property is let by a 3rd party or the landlord directly)

Fee: 7.2% of the gross monthly rent (6% plus VAT) payable monthly in advance.

This service includes our Full Management Service. Fees are payable only for the period during which we are instructed to manage the Property.

LOCAL AUTHORITY LICENCES

We offer an optional licensing application service and our fee for this is £360 including VAT for properties that we manage and £600 including VAT for properties that we do not manage. This is in addition to the Licence fee charged by the council which needs to be paid to us in advance before we make the application.

FEE ENTITLEMENT AND DURATION

The Letting Fee shall be payable for as long as any tenant introduced by us remains in occupation of the Property, whether under the original tenancy agreement or any variation, replacement, or statutory periodic tenancy.

INTRODUCTION OF TENANTS

A tenant will be regarded as introduced by us where we have taken significant steps to bring about the tenancy, including marketing the Property, arranging viewings, or negotiating terms, and where our actions were an effective cause of the tenancy being entered into.

ANTI-AVOIDANCE

Fees will remain payable if the landlord, or a person connected to the landlord, enters into a tenancy with a tenant introduced by us without our further involvement, provided that our introduction was an effective cause of the tenancy.

MULTI-TENANT ARRANGEMENTS

Where a tenancy was originally entered into by more than one tenant, fees will continue to be payable where any tenant introduced by us remains in occupation of the Property.

This includes circumstances where one or more tenants leave and are replaced by another occupier, or where the composition of tenants otherwise changes, provided that the tenancy continues in substantially the same form and our original introduction remains an effective cause of the ongoing occupation.

WITHDRAWAL AND SUBSEQUENT LETTING

If the landlord withdraws the Property from the market and subsequently enters into a tenancy within 12 months with a tenant introduced by us, a letting fee will be payable, provided that our introduction was an effective cause of the tenancy.

No fee will be payable where the landlord can demonstrate that the introduction was made and tenancy was agreed independently of our involvement.

ADDITIONAL (NON-OPTIONAL) COSTS

- **Inventory**
An inventory is required at the start of the tenancy to support any claim against the tenant's deposit.
Fee: approximately £120–£250 depending on property size and contents.
- **Inventory Check-In (if required)**
Charged at a similar rate to the inventory.
- **Security Deposit Protection**
The deposit will be registered with mydeposits. Fee: £13.20 (incl. VAT).

We will act as the deposit holder and scheme member unless otherwise agreed in writing.

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WE DO NOT CHARGE FOR...

- We do NOT charge marketing fees
- We do NOT charge extra for the preparation of Tenancy Agreements
- We do NOT charge extra for arranging repairs. The cost that you pay will be the cost that appears on the contractor's invoice.
- We do NOT charge extra to provide you with a helpful summary of income and expenditure for the financial year.
- We do NOT charge for holding the security deposit

TRANSPARENCY

By entering into this agreement, you acknowledge and agree that all fees, including when they become payable and the circumstances in which they will continue to be payable, are fully set out in this document. You confirm that you have had the opportunity to read and understand these terms prior to entering into this agreement.

TO LET

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