

DANIEL ROSE

Fees to Landlords

Letting Only: 8% + VAT of the gross annual rent [9.6% inc VAT] payable in advance for the term of the tenancy

- Collect initial rent and security deposit
- Protect the security deposit with *Mydeposits* or transfer it to you if you are appropriately registered.
- Deduct for any agreed pre-tenancy services (e.g. cleaning, gas and electrical safety checks, Energy Performance Certificate)
- Make any HMRC deduction relevant to a non-resident landlord and provide details to tenants
- Advise all relevant utility providers of changes

Letting and Rent Collect: 8% + VAT of the gross annual rent [9.6% inc VAT] payable monthly

All the services of *Letting Only* plus...

- Collect monthly rent payments
- Pursue any non-payment of rent and provide advice on rent arrears actions
- Deduct monthly letting fee
- Remit balance to you

Letting and Management: 13% + VAT of the gross annual rent [15.6% inc VAT] payable monthly

All the services of *Letting Only* plus...

- Collect monthly rent payments
- Pursue any non-payment of rent and provide advice on rent arrears actions
- Deduct monthly letting and management fee
- Arrange routine repairs and instruct approved contractors
- Deduct monies for agreed works
- Hold keys throughout the tenancy term
- Undertake two inspection visits per annum and notify the landlord of the outcome

Renewal Fees: Fees remain the same as above according to the service chosen

- Review of rent in accordance with prevailing market conditions
- Negotiation with tenant on your behalf
- Contract negotiation, amending and updating terms and arranging a further tenancy agreement

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ADDITIONAL NON-OPTIONAL FEES

- **Inventory** – An inventory is required at the start of the tenancy or you will not be able to make any claim against a tenant's security deposit for any damage. The fee is approximately £120 - £250 and varies according to the size of the property and the amount of furniture. We can advise you of the exact cost once we know the details of your property.
- **Inventory Check-In** – some large companies who are helping employees with relocation may expect a "check-in", i.e. that the inventory will be agreed in detail and in person. This would involve a further charge similar to the cost of making the original inventory.
- **Security Deposit Protection** – In order to comply with current legislation, we will protect the tenant's deposit with *Mydeposits*, the cost of which is £12 inc VAT.

WE DO NOT CHARGE FOR...

- We do NOT charge you anything in relation to the marketing of your property or advising you of how best to market or present it.
- We do NOT charge extra for the preparation of Tenancy Agreements.
- We do NOT charge TENANTS 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.

TO LET

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