

Appleton

LETTINGS MANAGEMENT SALES

FEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



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FEES TO LANDLORDS

Level of service offered

TENANT FIND:

INCLUDES:

- Market the property
- Fully reference applicants
- Preparation of tenancy agreements
- Collect and remit initial months' rent received
- Collect and protect security deposit with The Deposit Protection Service or transfer to the landlord
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices

FULLY MANAGED:

10% of rent (Inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Collect and protect security deposit with The Deposit Protection Service or transfer to the landlord
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term

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FEES TO LANDLORDS

Additional non-optional fees and charges

SETUP FEE TENANT FIND: £rent per month for 12 months x 5.8% plus

vat
SET UP FEE FULLY MANAGED: £rent per month for 12 months x 3.85

• Agree the market rent and find a tenant in accordance with the

landlord guidelines

• Advise on refurbishment

• Provide guidance on compliance with statutory provisions and

letting consents

• Carry out accompanied viewings (as appropriate)

• Market the property and advertise on relevant portals

• Erect board outside property in accordance with Town and Country

Planning Act 1990

• Advise on non-resident tax status and HMRC (if relevant)

GAS SAFETY CERTIFICATE: From £75 (inc VAT)

ENERGY PERFORMANCE CERTIFICATE: £75 (inc VAT)

DEPOSIT REGISTRATION FEE: Tenant find £36 (inc VAT)

Managed £18 (inc VAT)

• Register landlord and tenant details and protect the security

deposit with a Government-authorized Scheme

• Provide the tenant(s) with the Deposit Certificate and Prescribed

Information within 30 days of start of tenancy

WITNESS OF STATUTORY DECLARATION: £10 (inc VAT)

DEPOSIT DISPUTE

SUBMISSION OF EVIDENCE

PROVIDED BY LANDLORD: Tenant Find £36 (inc VAT)

RENT COLLECTION IN ADVANCE: Tenant Find 5% of monthly rent

• Should 2 months rent or more

be collected in advance



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PROTECTED

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IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

COURT ATTENDANCE: Non managed £80 (inc VAT) per hour
Managed £60 (inc VAT) per hour

SERVICE OF SECTION 8 OR 21 NOTICE: £85 (inc VAT)
PREPARATION OF COURT PAPERS: £150 (inc VAT)

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

RENEWAL FEE (LANDLORD'S SHARE): £80 (inc VAT)

£40 (inc VAT) per quote

OBTAINING MORE THAN TWO CONTRACTOR QUOTES:

• Retaining any warranty or guarantee as a result of any works
specification of works

• Ensuring work has been carried out in accordance with the

• Arranging access and assessing costs with contractor;

10% of net cost

ARRANGEMENT FEE FOR REFURBISHMENTS OVER £1000

specification.

• Ensuring work has been carried out in accordance with the

• Arranging access and assessing costs with contractor;

ARRANGEMENT FEE FOR WORKS OVER £1000 10% of net cost