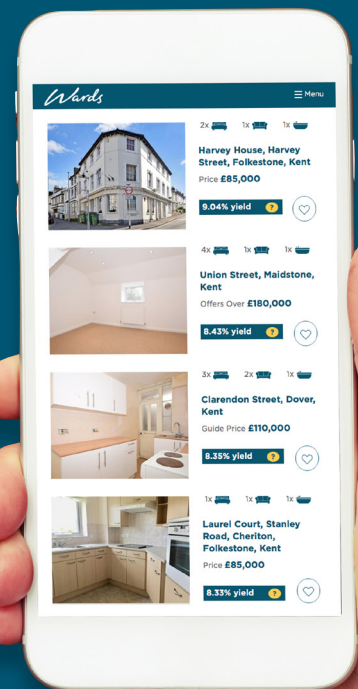


OUR FEES TO LANDLORD'S

Looking for your next Buy-to-Let?

Search not just by budget, but with consideration of yields and estimated rental income.

Search on our website to find your next investment



Wards

cubitt
& west

DOUGLAS
ALLEN

Pittis

Tenant Introduction Only Service

- Agree the market rent and find a tenant in accordance with our terms of business
- Advise on current market conditions and preparation of the property for letting
- Provide guidance on compliance with statutory provisions and letting consents
- Erect board outside property in accordance with town and country planning regulations 2012
- Discuss non-resident tax status and hmrc (if relevant)
- Prepare property brochure, market the property and advertise on relevant portals
- Carry out accompanied viewings
- Arrange an open house event (sole agency only)
- Negotiate offers and obtain references
- Prepare and submit tenancy agreement
- Arrange method of payment with tenant
- Receive and remit first month's rent
- Deduct commission and any pre-tenancy invoices
- Make any necessary HMRC deduction
- Arrange payment of tenants deposit to landlord unless otherwise instructed (as per additional services)

Introduction fees per tenancy

Rent up to £500 pcm:	£504.00 (inc VAT)
Rent up to £600 pcm:	£576.00 (inc VAT)
Rent up to £700 pcm:	£648.00 (inc VAT)
Rent up to £800 pcm:	£720.00 (inc VAT)
Rent up to £900 pcm:	£792.00 (inc VAT)
Rent up to £1000 pcm:	£864.00 (inc VAT)
Rent up to £1200 pcm:	£960.00 (inc VAT)
Rent over £1200 pcm:	by negotiation

Please note that in the following post code areas our Tenant Introduction fee is charged at 6% of the Annual Rent + VAT: CR0, CR2, CR3, CR4, CR6, CR7, CR8, KT20, KT22, RH1, RH2, RH3, RH4, RH5, RH8, SE25, SM1, SM2, SM3, SM5, SM6 & SM7

Safe & Legal Checks

Including smoke and CO Alarm Testing with synthesised smoke and CO, Legionella Risk Assessment Report, HHSRS style inspection and Pre-Tenancy Check: £120 (inc VAT)

Additional optional & non optional fees & charges tenant introduction service only

Inventory: Room/Studio apartment:	£150 (inc VAT) per visit
One bedroom:	£168 (inc VAT) per visit
Two bedrooms:	£186 (inc VAT) per visit
Three bedrooms:	£204 (inc VAT) per visit
Four+ bedrooms:	£228 (inc VAT) per visit
Furnished properties as per above:	+£24 (inc VAT) per visit
Register deposit with T.D.S:	£60 (inc VAT)
Tenant Evict Legal Cover	£120 (inc VAT)
Rent Protect PRO:	2.7% of annual rent
Tenancy renewal:	£120 (inc VAT)
Issue of section 21 notice:	£42 (inc VAT)
Repeat Right To Rent checks:	£30 (inc VAT)

Part Managed Service

Sole agency 12% (inc VAT)

Multi-agency 14% (inc VAT)

Managed Service

Sole agency 15.6% (inc VAT) Multi-agency 18% (inc VAT)

In addition to tenant introduction only service:

- Collect & remit rent
- Prepare regular statements
- Operate rent arrears procedures should rent not be received
- Provide advice on rent arrears action
- Contact landlord & tenant prior to the end of tenancy to discuss renewal or termination
- Give advice on current rental market conditions
- Arrange check out & provide check out report at the end of tenancy

In addition to part managed service:

- Arrange repairs & instruct approved contractors
- Approve contractor invoices
- Provide a property management 24 hour emergency service
- Provide online maintenance reporting facility & fault finding system
- Investigate other tenancy related matters
- Arrange routine visits to the property
- Negotiate with landlord & tenant any disbursement from the deposit



Set Up Fees

Covers The Following: Finding Tenant, Inventory & Schedule Of Condition, Professional Photography & Floorplan, Check Out, Inspection & Report & Tenancy Agreement

Room Let:	£180 (inc VAT)
Studio Apartment:	£330 (inc VAT)
One Bedroom:	£360 (inc VAT)
Two Bedroom:	£420 (inc VAT)
Three Bedroom:	£480 (inc VAT)
Four+ Bedroom:	£540 (inc VAT)
Furnished Properties As Per Above:	+£24 (inc VAT)

Safe & Legal Checks

Including: Smoke and CO Alarm Testing with synthesised smoke and CO, Legionella Risk Assessment Report, HHSRS style inspection

and Pre-Tenancy Check:	£120 (inc VAT)
Register deposit with T.D.S:	£30 (inc vat)
Tenant Evict Legal Cover	£120 (inc VAT)

Additional Non Optional Fees & Charges

Additional Property Visits:	£60 (inc VAT)
Cutting Of Keys:	Invoice + £24 (inc VAT)
Renewal Fee (Landlord's Share):	£96 (inc VAT)
Extension To Periodic Tenancy:	£36 (inc VAT)
Submit Case To The Tenancy Deposit Scheme:	£90 (inc VAT)
Withdrawal Fee If Landlord Withdraws (Prospective Tenancy):	£300 (inc VAT)
Court Attendance:	£60 (inc VAT) / hour
Annual Tax Summary:	£50 (inc VAT)
Instructing Another Agent During Sole Agency:	£360 (inc VAT)
Termination Fee:	One Month's Rent (inc VAT)
Rent Protect PRO:	2.7% (inc VAT) of monthly rental

Room Let Specific Fees

Room Let Check Out Fee:	£60.00 inc VAT
Room Let Tenancy Renewal Fee:	£24.00 inc VAT

Additional Room Let Service Fees Applicable to Full Management Service Only

Tenancy Renewal Fee (Landlord Share):	£24.00 (inc VAT) Per Room
Periodic Extension:	£12.00 (inc VAT) Per Room
Submit Case To Deposit Adjudication:	£90.00 (inc VAT) Per Room
Annual Tax Summary:	£60.00 (inc VAT) Per Room

Additional Room Let Service Fees Applicable to Tenant Introduction Service Only

Tenancy Renewal Fee:	£60.00 (inc VAT) Per Room
Issue Of Section 21 Notice*:	£42.00 (inc VAT) Per Room

*Providing all statutory requirements have been met

