Robertshaws
Chartered Surveyors

FEES TO LANDLORDS

Client Money Protection provided by:

arla | propertymark
PROTECTED

Independent Redress:

The Property Ombudsman

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Level of service offered

TENANT FIND:

75% of First Months Rent (plus VAT)
Min fee of £600 inc VAT applies
(e.g. Rental figure of £750pcm = Letting Fee £675inc VAT).

INCLUDES:

- Advertise on websites & circulate details, plus advertising board on site

- Arrange Viewings
(charge if accompanied)

- Negotiate with prospective tenants

- Take up references

- Provide Assured Shorthold Tenancy Agreement

- Carry out Ingoing Inventory (fee payable - see below)

- Collect 1st months rent and bond

- Register bond with TDS (fee payable, see below)

RENT COLLECTION:

50% of First Months Rent (plus VAT)
Plus 5% of the monthly rent payable
(e.g. Rental figure of £550pcm = Letting Fee £330 inc VAT, Managment Fee £33 pcm inc VAT).

INCLUDES: As "Tenant Find", plus:

- Collect rent in accordance with Tenancy Agreement

- Arrange transfer of rent, after deductions

- Chase up late rental payments

- Submit a Statement of Account on transfer of rent

FULLY MANAGED:

50% of the First Months Rent (plus VAT)
Plus 12.5% (plus VAT) of the monthly rent payable, for one Property. (e.g. Rental figure of £550pcm = Letting Fee £330 inc VAT, Managment Fee £82.50 pcm inc VAT).
Management Fee For Portfolios - We Will agree a fee with the Client - call to discuss.

INCLUDES: As "Tenant Find" & "Rent Collection", plus:

- Accompanied Viewings

- Carry out regular Inspection Visits

- Arrange minor repairs

- Arrange Annual Landlord Gas Safety Inspection (cost of Inspection payable)

- Liaise with Landlords Accountant

- Ingoing & Outgoing Inventory (included in fee)

- Arrange transfer of Utilities at start/ end of Tenancy

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Additional non-optional fees and charges (irrespective of level of service)

Inventory Fee: INCLUDED in Fully Managed Fee.
For Let Only/Rent Collection - From £72 (incl VAT) dependant on size of property. Call to disucss.

Accompanied Viewings - Included in Fully Managed Fee. For Let Only/Rent Collection - Charge for time plus mileage.

Mileage will be charged at 72p per mile (incl VAT) and we reserve the right to charge postage at cost.

Deposit Registration Fee: £24.00 (inc VAT)
Annual Fee if Managed: £14.40 (inc VAT)
Annual fee Let Only/Rent Collection: £21.60 (inc VAT) and for each additional amendment.
• Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme
• Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Additional property visits: No Charge if Managed, otherwise £54 (inc VAT) per hour, plus mileage at 72p (inc VAT) per mile
• To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance- linked visit
Submission of non-resident landlords receipts to HMRC £60 (inc VAT) per submission
• 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

Arrangement Fee for Major Works or Improvements: 15% + VAT of net cost. (e.g. Cost of Works £1,000 = Fee £180 incl VAT).
For minor works, no charge if Managed.
• 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

Obtaining more than one contractors quote £12 (inc VAT) per extra quote

Rent Review Fee £60 (inc VAT)
• Review rent in accordance with current prevailing market condition and advise the landlord
• Negotiate with tenant
• Direct tenant to make payment change as appropriate
• Update the tenancy agreement
• Serve Section 13 Notice if tenancy is on a rolling monthly basis

Renewal Fee £60 (inc VAT) if renewed at Landlords request.
Otherwise the tenancy will become Periodic.
• Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Checkout Fee No Charge if Managed, unless Deposit Disputed at TDS, then £60 per hour (inc VAT)
• At end of tenancy, inspect the property against Ingoing Inventory and identify any issues/repairs to be deducted from the Bond.
• Negotiate with landlord and tenant any disbursement of the security deposit
• Return deposit as agreed with landlord and tenant to relevant parties
• Remit any disputed amount to Scheme for final adjudication
• Unprotect security deposit
• Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items

Court Attendance: £60 per hour (incl VAT) for Staff,
£180 per hour (incl VAT) for Principal

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