



FEES TO LANDLORDS: ("Standard Rates")

v: June 2019

Confirmation of Instructions Letter - Our full terms and fees are quoted in our letter confirming individual instructions to all Landlords together with any attached terms and conditions of engagement. Any letter confirming terms and conditions of engagement to individual clients will override our "standard rate" as set out below;- *(a written copy of our standard terms of engagement for lettings and management is available upon request)*

Lettings and Management Service: To market the property, find a new tenant, process and set up a tenancy agreement with associated documents; collect opening account and sign-up @ 50% of one month's rent subject to min of £250 plus VAT

To subsequently Manage the letting as per our standard terms of engagement for management @ 8% of the rent plus VAT, PLUS 1% of the rent for ongoing TDS deposit registration in accordance with the scheme plus VAT

Lettings Only Service- Commission: To find a new tenant, set up the agreement, sign up the tenant, collect the opening account and pass all monies due including the deposit to the landlord @ one month's rent plus VAT, minimum £450.00 plus VAT

Additional Work during the Tenancy

Administering works above the pre agreed level of £250.00 net @ £100.00 per hour plus VAT

Dealing with provision of income and expenditure for your accountant @ £100.00 per plus VAT

Inventory & Schedule of Condition Preparation thereof with multiple colour images recording the condition of the property upon commencement of the letting @ Standard property: £85.00 plus VAT / Large property; £140.00 plus VAT

To carry out a check of the Schedule of Condition at the end of the tenancy in order to assess for potential dilapidations @ Standard property: £50.00 plus VAT / Large property; £100.00 plus VAT

Interim Inspections: To carry out interim inspections (usually every 6 months) and report there on @ £55.00 plus VAT

All letting services:

Deposit Registration Fee; Registration of the deposit with the Government authorised TDS Scheme at commencement and provide the tenant with the deposit certificate and prescribed information (S213 notice) within 30 days of the start of the tenancy @ £35.00 plus VAT.

De-registering the deposit at the end of the tenancy @ £25.00 plus VAT.

Tenant/Guarantor Referencing: To carry out referencing upon application and prior to commencement @ £45.00 plus VAT per adult on the agreement. (To process a Guarantor Application @ £45.00 plus VAT)

Landlords gas safety certificate & annual renewal register fee

To arranging a gas safe engineer to provide a landlords gas safety certificate at the commencement of the tenancy @ £20.00 plus VAT. To entering onto the annual register and administering subsequent renewals @ £15.00 plus VAT

TDS- dispute process: If it becomes necessary to make a formal Dispute submission to TDs for independent adjudication; Fee @ £150.000 (depending on complexity) plus VAT payable upon submission

Annual review of fees: All fees are subject to annual review of which all clients will receive prior notification of in writing.

LANDLES

ARLA licenced member

Regulated by RICS with Client Money Protection Scheme

Independent redress via "The Property Redress Scheme"

Member of "TDS" (Tenancy Deposit Scheme)