JOHN ROBERTS & CO – LANDLORD FEES

LANDLORD SERVICES & FEES

- **LET ONLY SERVICE** – 10% plus VAT (12% including VAT) for the full term of the Tenancy, taken at the start of the Tenancy.
- **FULL MANAGEMENT SERVICE** – 13% plus VAT (15.6% including VAT)(deducted from the rent on a monthly basis.
- **RENT COLLECTION SERVICE** – 11.5% plus VAT (13.8% including VAT) deducted from the rent on a monthly basis.
- **OVERSEAS LANDLORD SERVICE** – 15% plus VAT (18% including VAT) deducted from the rent on a monthly basis.

An Overseas Landlord Service requires a minimum float of £250.00 to be retained for a Tenancy, which is to be used in an emergency situation should you not be able to be contacted.

LANDLORD PRICE LIST

All prices quoted are inclusive of VAT

INVENTORY MAKE, CHECK IN AND CHECK OUT

Please note that Check Out Fees for Let Only services will be charged at the start of a Tenancy. Check Out Fees for Managed services will be taken from the last month's rent. Prices quoted are subject to change should our recommended Inventory Clerk be unavailable, in such circumstances the cost will be approved with the client beforehand.

	INVENTORY UNFURNISHED	INVENTORY FURNISHED	CHECK IN UNFURNISHED	CHECK IN FURNISHED	CHECK OUT UNFURNISHED	CHECK OUT FURNISHED
	£	£	£	£	£	£
Studio	75.00	90.00	55.00	60.00	55.00	60.00
1 bed 1 reception	85.00	100.00	60.00	65.00	60.00	65.00
2 bed 1 reception	105.00	120.00	70.00	75.00	70.00	75.00
2 bed 2 reception	115.00	140.00	80.00	85.00	80.00	85.00
3 bed 1 reception	115.00	140.00	80.00	85.00	80.00	85.00
3 bed 2 reception	135.00	160.00	90.00	95.00	90.00	95.00
4 bed 1 reception	135.00	160.00	90.00	95.00	90.00	95.00
4 bed 2 reception	155.00	180.00	100.00	105.00	100.00	105.00
4 bed 3 reception	175.00	200.00	110.00	115.00	110.00	115.00
5 bed 1 reception	155.00	180.00	100.00	105.00	100.00	105.00
5 bed 2 reception	175.00	200.00	110.00	115.00	110.00	115.00
5 bed 3 reception	195.00	220.00	120.00	125.00	120.00	125.00

ADDITIONAL SERVICES

All prices quoted are **INCLUSIVE** of VAT

	£
Gas Safety Inspection	96.00
Energy Performance Certificate	60.00
Legionella Risk Assessment	120.00
Supply & Fit Smoke and C O Alarm (each)	25.20
PAT Testing	Priced per application
Boiler Service (excluding parts)	96.00
Full Periodic Electrical Inspection	300.00
Registration of Deposit with Deposit Protection Service	50.00
Visual Inspections	42.00
Start/End of Tenancy Clean	Quotation provided on request
Vacant Property Supervision Service (per month)	100.00
Pre Marketing Property Preparation	500.00
Arranging works beyond routine maintenance and repair – Management and instruction of contractor works, charge may be applied to Invoice value of over £1800	12%
Change of Sharer	250.00
HMRC Return for Withheld Tax (per quarter)	30.00
Year End Statement	30.00
Sale of Property Based on sale price agreed	1.2%

TENANCY CHARGES

Tenancy Set up Fee Referencing; Right to Rent Check; Registration of Deposit with DPS; Preparation of Tenancy Agreement	330.00
Tenancy Renewal – Preparation of new Tenancy Agreement	90.00
DPS Dispute – Management Service	96.00
DPS Dispute – Tenant Introduction/Rent Collection	240.00
Landlord Action Used in the event of eviction – Further information can be provided in the event Landlord Action is required.	Subject to negotiation