

OUR FEES

TENANT FEES

New Contracts

AST Contract Fee per tenancy: £200.00 one off payment for the processing and drawing up of the tenancy agreement which is a legal binding document for properties which are either a Let Agreement or on Management.

Tenant Fee per tenant: £150.00 per tenant this fee covers a Credit check and referencing. Our background checks will be conducted in partnership with an independent credit reference agency. Expect your former landlord, your current bank and your employer(s) or educational institute to be contacted to verify your circumstances and tenant history. You would be expected to provide us with your most recent documents for copying and filing. Once we have satisfactory references, you will be required to sign a Tenancy Agreement, this will also include Guarantor checks if required.

Check in / Inventory fee: £200 per tenancy for 1 & 2 Bed Properties and £250 for 3,4,5 Bed properties. We instruct an independent third-party company for this service that capture and provide a full comprehensive report of the condition and status of a property at the time new tenants move into the property.

Renewals

AST Contract Fee per tenancy: £200.00 one off payment for the processing and drawing up of the tenancy agreement which is a legal binding document for properties which are either a Let Agreement or on Management.

Tenant Fee per tenant: £100.00 per tenant this fee covers a Credit check and referencing. Our background checks will be conducted in partnership with an independent credit reference agency. Expect your former landlord, your current bank and your employer(s) or educational institute to be contacted to verify your circumstances and tenant history. You would be expected to provide us with your most recent documents for copying and filing. Once we have satisfactory references, you will be required to sign a Tenancy Agreement, this will also include Guarantor checks if required.

Check in / Inventory fee: £200 per tenancy for 1 & 2 Bed Properties and £250 for 3,4,5 Bed properties. We instruct an independent third-party company for this service that capture and provide a full comprehensive report of the condition and status of a property at the time new tenants move into the property.

Change of Tennant within current AST

AST Contract Fee per tenancy: £200.00 one off payment for the processing and drawing up of the tenancy agreement which is a legal binding document for properties which are either a Let Agreement or on Management.

New Incoming Tennant Fee: £250 per tenant this fee covers a Credit check and referencing. Our background checks will be conducted in partnership with an independent credit reference agency. Expect your former landlord, your current bank and your employer(s) or educational institute to be contacted to verify your circumstances and tenant history. You would be expected to provide us with your most recent documents for copying and filing. Once we have satisfactory references, you will be required to sign a Tenancy Agreement, this will also include Guarantor checks if required.

Check in / Inventory fee: £200 per tenancy for 1 & 2 Bed Properties and £250 for 3,4,5 Bed properties. We instruct an independent third-party company for this service that capture and provide a full comprehensive report of the condition and status of a property at the time new tenants move into the property.

Letters sent by Carter Reeves regarding late or non-payment of rent or any complaints: £75.00 for each letter.

LANDLORD FEES

Letting Fees (Multiple Agency)

Let only: 10% - Renewals on 1st & 2nd year 8%

Lettings & property management: 14% - Renewals on 1st & 2nd years 12%

Short Let: 15% - Renewals on 1st and 2nd year 12%

Short Let Service & property management: 18% - Renewals on 1st and 2nd year 12%

Letting Fees (Sole Agency)

Let only Service 8% and Renewals on 1st & 2nd year: 6%

Let only & property management: 12% and Renewals on 1st & 2nd years: 10%

Short Let Service & property management: 15% and Renewals on 1st & 2nd year 12%

Let only service: This includes marketing the property, carrying out accompanied viewings, arranging for the inventory to be carried out, carrying out relevant checks on the potential tenant(s) including credit checks and referencing and finalising the tenancy agreement.

Full Management Service: This includes all the above as well as arranging quotes and repairs for the property, carrying out at least 2 inspections per annum on the property and rent collection if requested

Other fees if applicable: Gas Safety Certificate: £120.00, Energy Performance Certificate: £80.00, Deposit protection registration: £25.00, Professional photography and floor plan £100-200.00 Check out inventory £140.00- £180.00

Credit Card Fees: Debit cards: 0.5% & Credit cards: 2.4%

Sellers Fees - Sole Agency 2% multiple agency 2.5%

Carter Reeves Estate Agents are members of The Deposit Protection Scheme

Carter Reeves Estate Agents are NOT members of a Client Money Protection Scheme

Carter Reeves Estate Agents are members of the following Redress Scheme The Property Ombudsman

For more information, please call us on 0207 278 9444