

# LANDLORD FEES LIST

1<sup>st</sup> June 2019



	TENANT FIND BASIS	RENT COLLECTION	FULL MANAGEMENT	PREMIUM MANAGEMENT
Preparing property for marketing	✓	✓	✓	✓
Marketing property on International leading portals	✓	✓	✓	✓
Arrange Viewings	✓	✓	✓	✓
Attend Viewings	✓	✓	✓	✓
Negotiate rent to maximise income	✓	✓	✓	✓
Prepare Tenancy Agreement	✓	✓	✓	✓
Collect Deposit	✓	✓	✓	✓
Collect first months rent prior to check-in	✓	✓	✓	✓
Protect Deposit within Scheme	✓	✓	✓	✓
Check Tenants in - hand over of keys		✓	✓	✓
Prepare and provide Welcome Pack for Tenants			✓	✓
Update Utility Suppliers			✓	✓
Collect rent and remit to Landlord			✓	✓
Carry out property visits			✓	✓
Confirm Check-out process details with Tenant			✓	✓
Deposit reconcillation			✓	✓
Maintain & Liase with Landord on Repairs			✓	✓
Legal advice and assistance with lettings			✓	✓
Requisition Check-out Inventory report	See fee list	See fee list	See fee list	✓
Requisition Check-in Inventory report	See fee list	See fee list	See fee list	✓
Dispute Service on behalf of Landlord	See fee list	See fee list	See fee list	✓
Professional photographs and Floor Plan	See fee list	See fee list	See fee list	✓
Tenant Application Fee	See fee list	See fee list	See fee list	✓
Tenant Reference Fee	See fee list	See fee list	See fee list	✓
Process Renewal and negotiate rent increase	See fee list	See fee list	See fee list	✓

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	WITHOUT VAT	INCLUDING VAT
Premium fully managed + 2 % to your agreed commission ALL INCLUSIVE OF ALL SERVICES LISTED ABOVE PLUS INVENTORIES, PHOTOS & FLOOR PLANS	12%	14%
Fully managed	10%	12%
Rent collection	7%	9%
Tenant find basis	£600.00	£720.00
Application fee	£208.33	£250.00
Renewal fee	£150.00	£180.00
Tenant find base renewal fee	£250.00	£300.00
Reference fee per person	£80.00	£100.00
Gas safety check (yearly)	£65.00	£78.00
Energy performance certificate (10 yearly)	£65.00	£78.00
Legionella test	£61.50	£73.80
Carbon monoxide detector	£30.00	£36.00
Smoke alarm detectors	POR	POR
Electrical test and certificate	£120.00	£144.00
Dispute Service on behalf of Landlord	£208.33	£250.00

ALL PRICES BELOW INCLUDE VAT	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
Inventories	£101.40	£117.00	£132.50	£156.00	£187.50	£218.40
Photos and Floor plans	£72.00	£72.00	£84.00	£96.00	£108.00	£108.00

## EXAMPLE OF FEES: BASED ON 2 BED PROPERTY

	APPLICATION FEE	REFERENCE FEE	CHECK IN	CHECK OUT	AGENT FEE	TOTAL
Fully managed	£250.00	£200.00 x 2 references	£132.50	£132.50	£0.00	<b>£715.00</b>
Premuim Managed (all inclusive)	INCLUDED	INCLUDED	INCLUDED	INCLUDED	£0.00	<b>0.00</b>

## SPECIFIC SERVICES FOR PROPERTY INVESTORS - THESE FEES ARE NEGOTIABLE

Investment Landlords - A Finder Fee will be charged	We can find you a property if you are ready to invest more in Cambridge, we will find you the best deal available
Development : Refurbishment of proerty - A Handling fee will be charged	We will overseas the refurbishment to your specific requests and liase with all contractors to keep you updated
New Builds : A service fee will be charged to furnish and equip	We will compile and check any snagging list, arrange for curtains/ blinds and any furniture fittings or free standing furniture on your behalf