

LANDLORD FEES SCHEDULE

LEVEL OF SERVICE:

Fully Managed: 12% (plus VAT) 14.4% (inclusive of VAT) of the gross rent usually taken out of the rent as received

Rent Collection: 10% (plus VAT) 12% (inclusive of VAT) of the gross rent usually taken out of the rent as received

Tenant Find Only: £8% (plus VAT) 9.6% (inclusive of VAT) of the gross rent, with a one off payment due at the commencement of the tenancy

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC): £ at cost per tenancy
- Gas Safety Certificate (GSR): £ at cost per tenancy
- Electrical Installation Condition Report (EICR): £ at cost per tenancy
- Portable Appliance Testing (PAT): £ at cost per tenancy
- Legionella Risk Assessment: £ at cost per tenancy
- Installing Smoke alarms and Carbon Monoxide detectors: £ at cost per tenancy
- Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy: £ included in the inventory clerks check in fee, otherwise at cost per tenancy
- Visual check in compliance with the Homes Act 2018 on the first day of the tenancy £ included in the inventory clerks check in fee, otherwise at cost per tenancy

START OF TENANCY FEES

Set-up Fees: £222 (incl VAT) per tenancy

Referencing for up to two tenants to include ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers and or landlords and any other relevant information to assess affordability, as well as negotiating terms of the tenancy and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £30 (incl VAT) per tenant

Guarantor Fees: £30 (incl VAT) per guarantor

Covering credit referencing and preparing a Deed of Guarantee

Permitted Occupier Fees: £30 (incl VAT) per permitted occupier

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Deposit Registration Fees (where collected): £0 per tenancy, included in set-fees above

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 the tenancy start date.

Inventory Fees: £TBC as dependent on the size of the property and whether furnished or unfurnished

Accompanied Check-in Fees: £TBC per tenancy, again dependent on size of property etc

We always recommend an independent third party carries out this function who will attend the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, highlight the location of utility meters, stop-cocks etc. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an Inventory being provided.

DURING TENANCY FEES

Renewal Fees: £120 (incl VAT) per tenancy

Negotiating terms and arranging for the signing of a further tenancy agreement.

Right-to-Rent Follow-Up Check: £30 (incl VAT) per check

Undertaking a repeat check in person on a time-limited visa in accordance with the Immigration Acts 2014 and 2016. Notifying the Home Office should an illegal overstayer be identified. This does not apply to a Tenant-Find Only service.

Change of Landlord Fees (during tenancy): £120 (incl VAT) per tenancy

To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to a Tenant-Find Only service.

Arrangement Fees for works over £2500: 12% of net cost (incl VAT)

Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee. Fully Managed Service Only.

END OF TENANCY FEES

Inventory Check-out Fees: £ at cost (incl VAT) per tenancy

Attending the property to undertake an updated Schedule of Condition based on the original inventory

Tenancy Dispute Fee: £120 (incl VAT) per tenancy

The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. Fully Managed Service Only and only applies if the agent has protected the deposit.

OTHER FEES AND CHARGES

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid

Vacant Property Management Fees: £42 (incl VAT) per visit

Visiting as mutually agreed to undertake visual checks on the inside and outside of the property.

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

*Newton Rowe Ltd are members of the Property Redress Scheme and use **the Tenancy Deposit Scheme (TDS) a government approved tenancy deposit protection scheme.** It is authorised by the government to hold tenancy deposits until repayment is requested when the tenancy ends.*

www.newtonrowe.com

