

## Landlord Fees in accordance with Consumer Rights Act

### **Full Management Fee: 12%**

This is charged on rent collected, not rent charged. There are no other day-to-day charges.

### **Let Only Marketing Fee: £59.00**

If you only require our services to let your property and do not require our property management service.

This includes a visit to the property, photographs, advertising, initial contact with the tenant and a To Let board.

This is included in the Full Management Fee.

### **Let Only Marketing, Viewings, Application & Agreement: £195.00**

If you only require our services to let your property and do not require our property management service.

This includes the Let Only Marketing, above.

Additionally includes accompanied viewings, application processing, tenancy agreement and deposit protection.

This is included in the Full Management Fee.

### **Inventories: from £100.00**

Cost varies according to property size. Includes photographs and written report of property state.

### **Early Termination Fee: £295.00**

Exiting of a Management contract before the end of any fixed term.

### **Tenancy Deposit Protection**

In accordance with Housing Act 2004, laws were introduced to protect and safeguard all tenants' deposits. Full details of where the deposit is held are included in the tenancy agreement and related paperwork served and signed at the beginning of the tenancy.

### **Possession Notices**

Section 21: £50.00

Section 8: £70.00\*

A copy of the current tenancy agreement will be required in all cases.

\* A copy of the tenants' full rent account will be required.

We do not charge Landlords of Fully Managed properties to serve Possession Notices on the tenants of the managed property.

### **Annual Statement of Account: £20.00**

Statements of account are sent out on a calendar monthly basis.

### **Non-Resident Landlord Accounting: £50.00 per annum**

If you live outside of the United Kingdom we are required by law to submit additional returns to HMRC

### **Repairs:**

There is no charge when we organise small repairs on managed properties (under £500.00)

Overseeing works over £500.00 on managed properties is chargeable: 10% of the complete cost.

Overseeing works on non-managed properties is chargeable at 10% but is subject to an advance part-payment of 5%.

**Advertising Boards**

We do not charge Landlords of Fully Managed for erecting 'To Let' or 'Let' boards at the managed property.

**Redress Scheme**

We are members of the dispute and compensation scheme operated by The Property Ombudsman  
([www.tpos.co.uk](http://www.tpos.co.uk))

**Updates Amendments and Changes**

This document may be updated amended or changed at any time. If this happens the updated version will be available in the office at least 14 days prior to implementation.