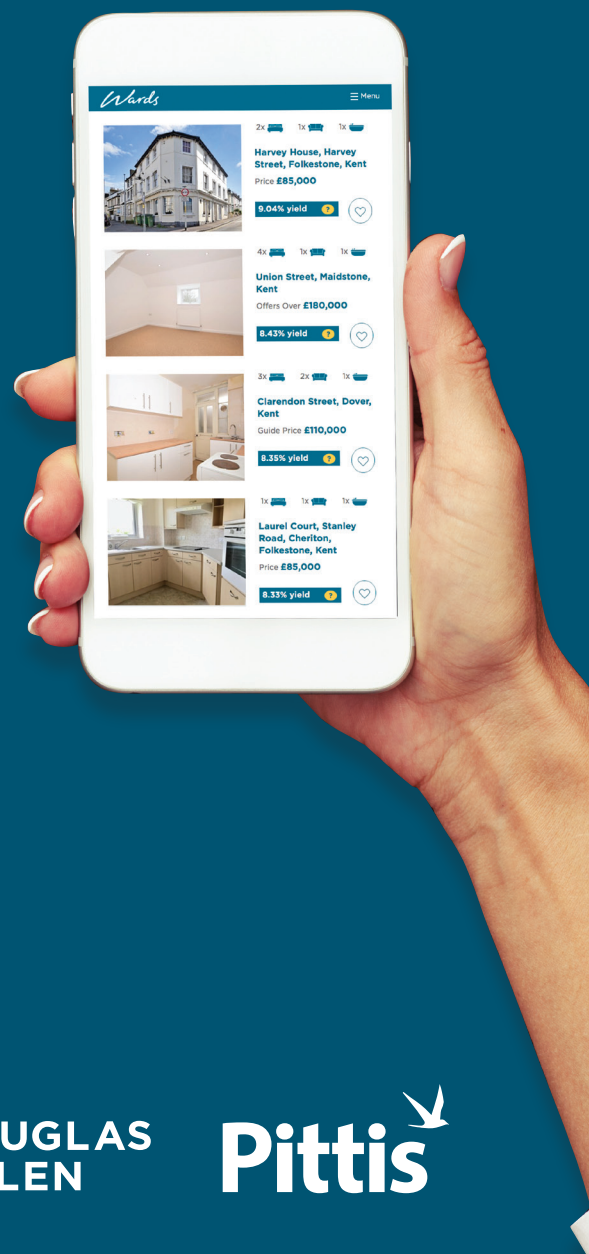


OUR FEES TO LANDLORDS

Looking for your next Buy-to-Let?

Search not just by budget, but with consideration of yields and estimated rental income.

Search on our website to find your next investment



Wards

cubitt
& west

DOUGLAS
ALLEN

Pittis

Tenant Introduction Only Service

- Agree the market rent and find a tenant in accordance with our terms of business
- Advise on current market conditions and preparation of the property for letting
- Provide guidance on compliance with statutory provisions and letting consents
- Erect board outside property in accordance with Town and Country planning regulations 2012
- Discuss non-resident tax status and HMRC (if relevant)
- Prepare property brochure, market the property and advertise on relevant portals
- Carry out accompanied viewings
- Arrange an open house event (sole agency only)
- Negotiate offers and obtain references
- Prepare and submit tenancy agreement
- Arrange method of payment with tenant
- Receive and remit first month's rent
- Deduct commission and any pre-tenancy invoices
- Make any necessary HMRC deduction
- Arrange payment of tenants deposit to landlord unless otherwise instructed (as per additional services)

Introduction fees per tenancy

3 Weeks' Rent + VAT

Subject to a Minimum Fee of £660 (inc. VAT)

Please note that in the following postcode areas our Tenant Introduction Fee is charged at 7% of the Annual Rent + VAT: CR0, CR2, CR3, CR4, CR6, CR7, CR8, KT20, KT22, RH1, RH2, RH3, RH4, RH5, RH8, SE25, SM1, SM2, SM3, SM5, SM6 & SM7

Referencing (Up to 5 Applicants) = £36 (inc. VAT)

Safe & Legal Checks

Including smoke and CO Alarm Testing

with synthesised smoke and CO, Legionella

Risk Assessment Report, HHSRS-style

Inspection and Pre-Tenancy Check: £120 (inc. VAT)

Additional optional & non-optional fees & charges tenant introduction service only

Inventory & Check-out:

Room let: £180 (inc. VAT) per room

Studio apartment: £180 (inc. VAT)

One bedroom: £240 (inc. VAT)

Two bedrooms: £270 (inc. VAT)

Three bedrooms: £300 (inc. VAT)

Four+ bedrooms: £360 (inc. VAT)

Furnished properties as per above: +£24 (inc. VAT) per visit

Register deposit with T.D.S: £60 (inc. VAT)

Tenant Evict Legal Cover £120 (inc. VAT)

Tenancy Renewal: £120 (inc. VAT)

Issue of section 21 notice: £42 (inc. VAT)

Repeat Right To Rent checks: £30 (inc. VAT)

Part-Managed Service

Sole agency 12% (inc. VAT)

Multi-agency 14% (inc. VAT)

Managed Service

Sole agency 14.4% (inc. VAT)

Multi-agency 16.8% (inc. VAT)

In addition to tenant introduction only service:

- Collect & remit rent
- Prepare regular statements
- Operate rent arrears procedures should rent not be received
- Provide advice on rent arrears action
- Contact landlord & tenant prior to the end of tenancy to discuss renewal or termination
- Give advice on current rental market conditions
- Arrange check-out & provide check out report at the end of tenancy

In addition to part-managed service:

- Arrange repairs & instruct approved contractors
- Approve contractor invoices
- Provide a property management 24-hour emergency service
- Provide online maintenance reporting facility & fault finding system
- Investigate other tenancy related matters
- Arrange routine visits to the property
- Negotiate with landlord & tenant any disbursement from the deposit



Set-up Fees

Covers The Following: Finding Tenant, Inventory & Schedule Of Condition, Professional Photography & Floorplan, Check-out, Inspection & Report & Tenancy Agreement

Room Let:	£180 (inc. VAT)
Studio:	£360 (inc. VAT)
One Bedroom:	£420 (inc. VAT)
Two Bedroom:	£480 (inc. VAT)
Three Bedroom:	£540 (inc. VAT)
Four+ Bedroom:	£600 (inc. VAT)

Referencing (Up to 5 Applicants) = £36 (inc VAT)

Safe & Legal Checks

Including: Smoke and CO Alarm Testing with synthesised smoke and CO, Legionella Risk Assessment Report, HHSRS-style Inspection and Pre-Tenancy Check:	£120 (inc. VAT)
Register deposit with T.D.S:	£30 (inc. VAT)
Tenant Evict Legal Cover	£120 (inc. VAT)

Additional Non-optional Fees & Charges

Additional Property Visits:	£60 (inc. VAT)
Cutting Of Keys:	Invoice + £24 (inc. VAT)
Renewal Fee (Landlord's Share):	£96 (inc. VAT)
Extension To Periodic Tenancy:	£36 (inc. VAT)
Submit Case To The Tenancy Deposit Scheme:	£90 (inc. VAT) or £210 (inc VAT) if Nil Deposit Dispute
Withdrawal Fee If Landlord Withdraws (Prospective Tenancy):	£300 (inc. VAT)
Court Attendance:	£60 (inc. VAT)/hour
Annual Tax Summary:	£50 (inc. VAT)
Instructing Another Agent During Sole Agency:	£360 (inc. VAT)
Termination Fee: Equal to payment of all management fees to the end of the tenancy, subject to a minimum term of 3 months	
Rent Protect PRO:	3.0% (inc. VAT) of monthly rental

Additional Room Let Service Fees Applicable to Full Management Service Only

Tenancy Renewal Fee (Landlord Share):	£24.00 (inc. VAT) Per room
Periodic Extension:	£12.00 (inc. VAT) Per room
Submit Case To Deposit Adjudication:	£90.00 (inc. VAT) Per room
Annual Tax Summary:	£60.00 (inc. VAT) Per room

Additional Room Let Service Fees Applicable to Tenant Introduction Service Only

Tenancy Renewal Fee:	£60.00 (inc. VAT) Per room
Issue Of Section 21 Notice*:	£42.00 (inc. VAT) Per room

*Providing all statutory requirements have been met

