



Residential Letting That Works For You

**therightplace**



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## Landlord Fees (inclusive of VAT at the prevailing rate)

<b>Tenancy Setup Fee</b> - for Platinum Professionally Managed service	<b>£ZERO *</b>
<b>Tenancy Setup Fee</b> - for Tenant Find only services	<b>from £690 to £810</b>
<b>Management Fee</b> - for Platinum Professionally Managed service	<b>12% of rent</b>
<b>Rent Collection Fee</b> - for Gold Tenant Find service	<b>6% of rent</b>
<b>Professional HD Video Virtual Property Tour</b>	<b>£90</b>
<b>Professional Independent Property Inventory</b> (required before and after every tenancy)	<b>from £180</b>
<b>Energy Performance Certificate (EPC)</b>	<b>£90</b>
<b>Gas Safety Certificate <u>AND</u> Boiler Service</b>	<b>£95</b>
<b>Electrical Installation Condition Report (EICR)</b>	<b>from £180</b>
<b>Legionnaires Disease Risk Assessment</b>	<b>£120</b>
<b>Supply and fit smoke or carbon monoxide alarm</b>	<b>£60 each</b>
<b>'Nil Excess' Rent Guarantee and Legal Expenses Cover</b>	<b>from £300 per year</b>
<b>Cancellation of contract after instruction</b>	<b>£420 min + disbursements</b>
<b>Hourly rate for additional miscellaneous services</b> (i.e. call outs, visits to property requested by landlord, waiting time at property, dealing with warranty claims, etc)	<b>£60 per hour (or part of)</b>
<b>Project management for non-essential improvement work</b>	<b>18% of contract value (£60 min)</b>
<b>Managing insurance claims work</b>	<b>18% of contract value (£60 min)</b>
<b>Key cutting</b>	<b>Cost + £36 admin</b>
<b>Copy documents</b>	<b>£12 per document</b>
<b>Issue Notice of Possession (Section 21)</b>	<b>£90</b>
<b>Preparation of supporting documents for possession/deposit claims</b>	<b>£300</b>
<b>Attendance at Court</b>	<b>£180</b>
<b>Quarterly HMRC tax returns for overseas landlords</b>	<b>6% of quarterly rent</b>
<b>Property sold to tenant or third party introduced by us</b>	<b>1.2% of sale price on completion</b>

### Additional Services for Non-Managed Properties:

<b>Tenancy Contract Renewal</b>	<b>£90</b>
<b>Issue Notice of Possession (Section 21)</b>	<b>£180</b>
<b>Key Holder Services</b>	<b>£12 per month + £60 per visit</b>
<b>Tenant Viewings</b>	<b>£60 per hour (or part of)</b>
<b>Tenant Check-In or Check-Out</b> (covers handover of keys and checking of utility meter readings, but does not include checking inventories, or negotiating deposit deductions)	<b>£90</b>

\* ZERO Tenancy Setup Fee limited to 1 in any 12 month period. Additional tenancy setups charged at £420 each.

