

Landlord fees schedule

LEVELS OF SERVICE OFFERED

	Tenant Find: 100% of rent (inc. VAT)	Let Fee: £474.00 Rent collection: 6% of rent (inc. VAT)	Let Fee: £474.00 Fully managed: 12% of rent (inc. VAT)
Agree the rental value	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	✓	✓	✓
Market the property and advertise on relevant portals	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Find tenants	✓	✓	✓
Advise on non-resident tax status and HMRC (if relevant)	✓	✓	✓
Collect and remit initial months' rent	✓	✓	✓
Provide tenants with method of payment	✓	✓	✓
Deduct any pre-tenancy invoices	✓	✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	✓	✓	✓
Advise all relevant utility providers of any changes	✓	✓	✓
Agree collection of any shortfall and payment method		✓	✓
Demand, collect and remit the monthly rent		✓	✓
Request payment for statutory requirements	✓	✓	✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓	✓
Undertake periodic inspections and notify the outcome to the landlord			✓
Arrange routine repairs and instruct approved contractors			✓
Security Deposit dilapidation negotiations			✓
Hold keys throughout the tenancy term			✓

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

www.lsblackpool.com

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating 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) £80.00 (inc. VAT)
- Gas Safety Certificate (GSC) £70.00 (inc. VAT)
- Electrical Installation Condition Report (EICR) £180.00 (inc. VAT)
- Portable Appliance Testing (PAT) POA
- Legionella Risk Assessment POA
- Installing battery operated carbon monoxide detector £48.00 inc. VAT) per alarm

START OF TENANCY FEES

Set-up Fees:

Tenant find only: First months rent (inc. VAT) for tenant find only

Rent collection and fully managed: £474.00(inc. VAT)

Tenancy referencing (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Guarantor Fees: Included in all service packages
Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £60.00 (inc. VAT) per permitted occupier.

Included in fully managed service
Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Deposit Registration Fees:

Tenant find only: £60.00 (inc. VAT) per tenancy.

Included in fully managed service

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: Included

Landlord Withdrawal Fees (before move-in): £0.00(inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

CLIENT MONEY PROTECTION:



www.propertymark.co.uk



INDEPENDENT REDRESS:



<https://www.tpos.co.uk/>



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DURING TENANCY FEES

Additional Property Inspection: £60.00 (inc. VAT) per visit.
Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Rent Review Fees:

Tenant find only: £90.00 (inc. VAT).

Included in fully managed service

Review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Section 13 Notice

Right-to-Rent Follow-Up Check:

Tenant find only: £45.00 (inc. VAT) per check.

Included in fully managed service

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 service.

Landlord Withdrawal Fees (during tenancy): £0.00 (inc. 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 service.

END OF TENANCY FEES

Check-out Fees:

Tenant find only: £180.00 (inc. VAT).

Included in fully managed service

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Tenancy Dispute Fee:

Tenant find only: £120.00 (inc. VAT).

Included in fully managed service

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. This only applies where the agent has protected the deposit.

Fees for the service of Legal Notices (Section 8 or Section 21):

Tenant find only: £120.00 (inc. VAT).

Included in fully managed service

Other Fees

Court Attendance Fees: £90.00 (inc. VAT) per hour.

Vacant Property Management Fees: £60.00 (inc. VAT) per visit.

To cover the costs associated with visiting the property to undertake visual checks on the inside and outside

Management Take-over Fees: £0.00 (inc. VAT) per tenancy.

To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under "Set-up Fees" above, receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.

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