

LANDLORD FEES SCHEDULE

www.evenmoreproperties.co.uk

LEVELS OF SERVICE OFFERED:

	Tenant Find: £850.00 (inc. VAT)	Rent collection: 7.2% of rent (inc. VAT) Set up fee: £750.00 (inc. VAT)	Fully managed: 13.2% of rent (inc. VAT) Set up fee: £495.00 (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 and undertake referencing	✓	✓	✓
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	✗	✓	✓
Arrangement payments for statutory requirements	✗	✓	✓
Pursue non-payment of rent and provide advice on rent arrears actions	✗	✓	✓
Undertake minimum of 2 routine visits per annum and notify the outcome to the landlord	✗	✗	✓
Arrange routine repairs and instruct approved contractors (providing two quotes for non routine repairs)	✗	✗	✓
Checkout report and Security Deposit dilapidation negotiations	✗	✗	✓
Hold keys throughout the tenancy term	✗	✗	✓

LANDLORD FEES SCHEDULE



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

www.evenmoreproperties.co.uk

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) £96.00(inc. VAT)
- Gas Safety Certificate (GSR) Prices start from £85.00 inc VAT
- Electrical Installation Condition Report (EICR) Price dependent on property
- Legionella Risk Assessment. Initial assessment £100.00 inc VAT. Subsequent reassessments £60.00 inc VAT
- Handling local authority licensing application (HMO/ Selective license). £144 inc vat

START OF TENANCY FEES

Set-up Fees:

£600.00 (tenant find only), £480.00 (rent collection), £360.00 (fully managed) inc. VAT.

Includes: Referencing for up to two tenants, guarantors and permitted occupiers, (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.

Deposit Registration (where collected): 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.

Landlord Withdrawal Fees (before move-in): Price depends on circumstances. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

Inventory and Schedule of Condition (included in fully managed)

Using specialist software, we can produce a detailed Inventory and Schedule of Condition for your property. This includes the provision of all supporting photographs.

Unfurnished

1 bedroom - £96.00 inc VAT	1 bedroom - £120.00 inc VAT
2 bedrooms - £108.00 inc VAT	2 bedrooms - £132.00 inc VAT
3 bedrooms - £120.00 inc VAT	3 bedrooms - £144.00 inc VAT
4 bedrooms - £132.00 inc VAT	4 bedrooms - £156.00 inc VAT

Furnished

Management Take-over Fees: £180.00(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", receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.

360 virtual tour- Prices start at £120 inc vat

A virtual tour is a 360-degree view of the property that allows potential renters to explore the property online

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:

www.tpos.co.uk



LANDLORD FEES SCHEDULE



www.evenmoreproperties.co.uk

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

DURING TENANCY FEES

Additional Property Visits: £48.00 (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.

Renewal Fees: £120.00 (inc. VAT) per tenancy.
Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Landlord Withdrawal Fees (during tenancy): Price depends on circumstances. 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.

Arrangement Fees/contractor commission 10% + 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.

Property management - Out of hours
Monday to Friday between 5pm- 10pm - £90.00 inc VAT per visit
Weekends (after 1pm on a Saturday to 9.30am on Monday), Bank Holidays, Monday to Friday 10pm – 9am- £120 inc VAT per visit
If an agent is required to visit a property outside of office hours.

Emergency Calls (Mon to Friday 5pm – 9.30am, Weekends, Public Holidays)- Diagnostic assessments and arranging of emergency contractor visits where necessary - £30.00 inc vat

END OF TENANCY FEES

Check-out Fees: (Included in fully managed service) £132.00 for tenant find and rent collect only.

We can carry out the checkout inspection of the property using specialist software. Supporting photographs will be provided to you as part of the detailed report. Meter readings will also be taken. Our findings will be provided to you for you to then process the tenant's deposit return

Tenancy Dispute Fee: £156.00 (inc. 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. This only applies where the agent has protected the deposit.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:
www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:
www.tpos.co.uk



LANDLORD FEES SCHEDULE



www.evenmoreproperties.co.uk

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

OTHER FEES AND CHARGES

Project management Fee for refurbishments. 10% + VAT of arranged work cost. This would be charged where works are non-routine such as replacing kitchens/ bathrooms, structural alterations, extensions, garage conversions, extensive furniture replacements or refurbishment

Obtaining more than two contractor quotes: £30.00 (inc. VAT) per quote. (Fully Managed service only.)

Vacant Property Management Fees: £48.00 (inc. VAT) per visit. To cover the costs associated with visiting the property to undertake visual checks on the inside and outside at a frequency mutually agreed with the landlord.

Submission of Non-Resident Landlords receipts to HMRC £30.00 (inc. VAT) quarterly and £60.00 for annual. To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

Fees for the service of Legal Notices (Section 8 or Section 21): Prices start from £72.00 (inc. VAT) per Notice.

Court Attendance Fees: £72.00 (inc. VAT) plus all expenses, per hour.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:
www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:
www.tpos.co.uk

