

LANDLORD FEES SCHEDULE



www.Tattershalls.co.uk

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance if not provided on instruction or undertaken by the landlord:

Energy Performance Certificate: £90

Gas Safety Certificate: £78

Electrical Installation Condition Report: £185

Handling local authority applications (this does not include the cost of the license):

For managed properties: £60

For let only properties: £120

SAFE Certified Inspections: £150 (optional)

START OF TENANCY FEES

Tenant find service: 72% of one month's rent per tenancy. Referencing for tenants (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) arranging signing of the tenancy agreement and registering tenants with utility providers.

Management Service: 12% of the monthly rent per tenancy.

The following is included in our management fee:

- Register new tenants for utilities (if not already set up)
- Deposit protection
- Rent collection
- Monthly statements
- Quarterly inspections
- Point of contact for tenants
- Organisation of maintenance and repairs

- Emergency contact number for tenants
- Service of any legal notices
- Renewal of legal certificates
- Organise Tenancy renewals
- Organise check out by a professional third party
- Handling tenancy deposit disputes
- Additional property inspections if required
- Liaising with the local authority in relation to mandatory licenses.
- Annual income and expenditure reports provided upon request
- Vacant property inspections

Guarantor Fees: £30 per guarantor. Covering credit referencing and preparing a Deed of Guarantee.

Deposit Registration Fees (For let only properties): £30 per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Inventory Fees:
£90 up to 5 bedrooms.
£120 for 6 bedrooms plus

Accompanied Check-in Fees: £90 per tenancy. Attending the property to welcome the tenant(s), confirm the Inventory and schedule of condition, explain the operation of appliances, highlight the location of utility meters, stop-cocks etc. Test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

Landlord Withdrawal Fees (before move in): £300 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.

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

ALL PRICES INCLUDE VAT

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:

www.tpos.co.uk



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DURING TENANCY FEES

Additional property visits for let only properties: £45 per visit.
Should the landlord request property visits, this covers the costs of attending the property and completing an inspection report.

Renewal Fees: £90 per tenancy. Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Tenancy Rent Increase: £50 per tenancy. Serving of section 13 notice along with negotiation of rental increase with the tenant.

Landlord Withdrawal Fees: £90 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.

Arrangement Fees for works at a let only property:

£36 for arranging the replacement of furniture or an appliance.

£36 for works under £200 of net cost.

£60 for works between £200 and £500 of net cost

We will liaise with contractors and tenants for required works at the property. Please note that an initial payment of £36 will need to be paid in advance before we start the process of obtaining any quotes. You will be advised of any further monies owed to Tattershalls once quotes have been obtained and agreed.

Arrangement Fees for works over £500: 20% of net cost. 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. For managed properties, the fee will be 12% of net cost for works over £1000.

Rent Arrears (Let only properties)

£15 Includes one call and email. When requested by the Landlord we can contact tenants when they are in rent arrears. This only applies to let only landlords.

END OF TENANCY FEES

Check-out Fees for managed properties: £50 per tenancy.
Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit.

Check-out Fees for let only properties: £78 per tenancy.
Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit.

Arranging works post check for let only properties: £90
We will liaise with contractors for required works at the property before new tenants move in, to ensure the property is in a rentable condition.

Court Attendance Fees: £50 per hour.

FINANCIAL CHARGES

Interest on unpaid commission: 8% above the Bank of England Base Rate from due date until paid.

Submission of Non-Resident Landlord Receipts to HMRC: £75 quarterly.
To remit and balance the financial return to HMRC on both quarterly and annual basis.

Additional HMRC Reporting Fees: £75 per request.
Responding to any specific queries relating to either the quarterly or annual return from either the landlord or HMRC.

OTHER FEES AND CHARGES

Deposit Transfer Fees: £90 per deposit.
Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.

Service of Legal Notices: £90 per notice.
This charge applies only to let only properties. This service is included in our management fee for our management properties.

Annual Tax Summary: £60 per report
Should the landlord require a summary of their income and expenditure for tax purposes, we can provide this in form of a PDF document. (Let only Landlords)

Replacement Documents: £15 per document
Should the landlord require any replacement documents, such as rental statements, we can provide this. (Let only Landlords)

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