

# LANDLORD FEES SCHEDULE

[www.ejpr.co.uk](http://www.ejpr.co.uk)

## LEVELS OF SERVICE OFFERED:

	<b>Tenant Find: 9.6% of rent (inc. VAT)</b>	<b>Rent collection: 12% of rent (inc. VAT)</b>	<b>Fully managed: 14.4% of rent (inc. VAT)</b>
Agree the rental value	E   J	E   J	E   J
Provide guidance on compliance with statutory provisions and letting consents	E   J	E   J	E   J
Advise on refurbishment requirements	E   J	E   J	E   J
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	E   J	E   J	E   J
Market the property and advertise on relevant portals	E   J	E   J	E   J
Carry out accompanied viewings (as appropriate)	E   J	E   J	E   J
Find tenants	E   J	E   J	E   J
Advise on non-resident tax status and HMRC (if relevant)	E   J	E   J	E   J
Collect and remit initial months' rent	E   J	E   J	E   J
Provide tenants with method of payment	E   J	E   J	E   J
Deduct any pre-tenancy invoices	E   J	E   J	E   J
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	E   J	E   J	E   J
Agree collection of any shortfall and payment method	E   J	E   J	E   J
Advise all relevant utility providers of any changes		E   J	E   J
Demand, collect and remit the monthly rent		E   J	E   J
Arrangement payments for statutory requirements		E   J	E   J
Pursue non-payment of rent and provide advice on rent arrears actions		E   J	E   J
Undertake two routine visits per annum and notify the outcome to the landlord			E   J
Arrange routine repairs and instruct approved contractors (providing three quotes)			E   J
Hold keys throughout the tenancy term			E   J
Security Deposit dilapidation negotiations			E   J

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## ADDITIONAL NON-OPTIONAL FEES AND CHARGES

### 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:

Land Registry Title: £18 (inc. VAT)

ICO Registration Per Landlord: £96 (inc. VAT)

Landlord Sanctions Check: £15 Per Landlord (inc. VAT)

Energy Performance Certificate (EPC) £120 (inc. VAT)

Gas Safety Certificate (GSR) £72 (inc. VAT) per tenancy

Electrical Installation Condition Report (EICR) £300 (inc. VAT)

per tenancy Approx based on size of property\*

Portable Appliance Testing (PAT) £96 (inc. VAT)

per tenancy up to 5 appliances.

Legionella Risk Assessment £216 (inc. VAT) per tenancy

Installing Smoke alarms and Carbon Monoxide £78 (inc. VAT)

based on battery operated and £138 (inc. VAT) per tenancy

Testing Smoke alarms and Carbon Monoxide detectors on

the first day of the tenancy £60 (inc. VAT) per tenancy

Handling local authority licensing application £420 (inc. VAT)

per tenancy

Visual check in compliance with the Homes Act 2018

on the first day of the tenancy £72 (inc. VAT) per tenancy

Right to Rent Check: £24.00 per tenant (inc. VAT)

Tenant Referencing Fee: £120 per tenant (inc. VAT)

### START OF TENANCY FEES

Annual Agreement Fee: £240 (inc. VAT)

(Unlimited Periodic Agreements Per Annum)

Guarantor Fees: £144 (inc. VAT) per guarantor.

Covering credit referencing and preparing a Deed of

Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £60 (Inc. VAT) per permitted

occupier. Explaining to any permitted occupier their rights

and responsibilities towards the named tenant(s)

and landlord.

Deposit Registration Fees (where collected): £120 (inc. VAT) 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: Dependant on the number of bedrooms and/or size of the property and any outbuildings. Discuss with your agent.

Accompanied Check-in Fees: £144 (inc. VAT) 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. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

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

CLIENT MONEY PROTECTION: **propertymark**  
[www.propertymark.co.uk](http://www.propertymark.co.uk)

INDEPENDENT REDRESS:  
[www.tpos.co.uk](http://www.tpos.co.uk)



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## ADDITIONAL NON-OPTIONAL FEES AND CHARGES

Landlord Withdrawal Fees (before move-in): £240 (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.

### DURING TENANCY FEES

Additional Property Visits: £90 (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:

Rent Increase up to £50 per month: £180 (inc. VAT)

Rent Increase £51-£100 per month: £300 (inc. VAT)

Rent Increase £101 + per month: £420 (inc. VAT)

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, and serve a Section 13 Notice.

\*Let Only clients only: fee will need to be paid in advance of serving the notice

Right-to-Rent Follow-Up Check: £60 (inc. VAT) per check. 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): £300 (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.

Arrangement Fees for works over £5,000: 12% of net cost (inc. 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.

### END OF TENANCY FEES

Check-out Fees: £180 (inc. VAT) per tenancy. \*Approx depending on size of property.

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: £240 (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.

Fees for the service of Legal Notices: £240 (inc. VAT) per Notice.

Court Attendance Fees: £144 (inc. VAT) per hour.

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## ADDITIONAL NON-OPTIONAL FEES AND CHARGES

### FINANCIAL CHARGES

Interest on Unpaid Commission: 1.5% above the Bank of England Base Rate from Due Date until paid.

Contractor Commission: 12% of contractors invoice (inc. VAT). To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Submission of Non-Resident Landlords receipts to HMRC £60(inc. VAT) quarterly. To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

Additional HMRC Reporting Fees: £60 (inc. VAT) per request. Responding to any specific queries relating to either the quarterly or annual Return from either the landlord or HMRC.

Foreign Currency Payment Fees: £24 (inc. VAT) per payment. Should the landlord request a payment to be made in a currency other than that which is agreed within their existing Terms of Business, this covers the costs of providing a payment in another currency.

### OTHER FEES AND CHARGES

Obtaining more than three contractor quotes: £36 (inc. VAT) per quote. Fully Managed service only.

Vacant Property Management Fees: £60 (inc. VAT) per visit. To cover the costs associated with visiting the property to undertake visuals checks on the inside and outside at a frequency mutually agreed with the landlord.

Deposit Transfer Fees: £60 (inc. VAT) per deposit. Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance.

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