

LANDLORD FEES SCHEDULE

ADDITIONAL OPTIONAL & NON-OPTIONAL FEES & 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:-

- Energy Performance Certificate (EPC) £80 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £85 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) from £180 (inc. VAT) per tenancy (and dependent on size of property)
- Portable Appliance Testing (PAT) dependent on number of appliances required for testing
- Legionella Risk Assessment £60 (inc. VAT) per tenancy
- Installing Smoke alarms and Carbon Monoxide cost of appliance plus fitting – dependent on placement and number required

START OF TENANCY FEES

Set-up Fees:

James Hayward to provide tenant referencing including, 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.

Additional Tenant Referencing Fees: £30 (Inc. VAT) per tenant.

Refer to Set-Up Fees above, for additional tenants.

Guarantor Fees: £30 (inc. VAT) per guarantor.

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £30 (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): £50 (inc. VAT) per tenancy.

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 with 30 days of the tenancy start date.

Inventory Fees: Dependent on the number of bedrooms and /or, size of the property and any outbuilding. Starting from £120 (inc. VAT)

Accompanied Check-In Fees: £60 (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.

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: £60 (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: £50 (inc. VAT) per tenancy.

Review rent in accordance with current market conditions and advise the landlord, negotiate with the tenant (s) direct tenant (s) to make payment change as appropriate and update the tenancy

Renewal Fees: £120 (inc. VAT) per tenancy.

Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement

Right-to-Rent Follow-Up Check: £30 (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 over stayer be identified; this does not apply to a Tenant-Find Only Service.

Landlord Withdrawal Fees (during tenancy): per tenancy

60% of one month's rent (inc. Vat @ prevailing rate) minimum fee £420 (inc. VAT).

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 Only service.

Arrangement Fees for works over £500: 10% 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: Dependent on the number of bedrooms and /or, size of the property and any outbuilding. Starting from £120 (inc. VAT)

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: £60 (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 (Section 8 or Section 21): £30 (inc. VAT) per Notice.

Court Attendance Fees: £48 (inc. VAT @ prevailing rate) per hour

FINANCIAL CHARGES

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid.

Additional HMRC Reporting Fees: £30 (inc. Vat) per request.

Responding to any specific queries relating to either the quarterly or annual Return from either the landlord or HMRC.

Same-Day Payment Fees: £20 (inc. VAT) per payment.

Should the landlord request a payment faster than the agreed timescales within their existing Terms of Business, this covers the costs of providing a same-day payment service.

OTHER FEES AND CHARGES

Arrangement Fees for refurbishments over £500: 10% 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.

Vacant Property Management Fees: £48 (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.

Management Take-over Fees: £180 (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 documentation to the tenant.

Deposit Transfer Fees: £30 (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 for said request