

LANDLORD FEES SCHEDULE



<https://leicester.martinco.com>

	Tenant Find: % of rent or £474.00 (inc.VAT)	Rent Collection: 9.6% of rent (inc.VAT)	Fully Managed: 12% of rent (inc.VAT)
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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:

- Energy Performance Certificate (EPC) £65.00 per property (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £60.00 (inc. VAT) per tenancy

Guarantor Fees: £36.00 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Inventory Fees: See attached Schedule. Dependant on the number of bedrooms and/or size of the property and any outbuildings.

START OF TENANCY FEES

Set-up Fees: £36.00 (inc. VAT) per tenancy. Referencing for up to two 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) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £36.00 (inc. VAT) per tenant. As Set-up Fees above for additional tenants.

If you any questions on our fees, please ask a member of staff.

CLIENT MONEY PROTECTION:



INDEPENDENT REDRESS:



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DURING TENANCY FEES

Additional Property Visits: £45.00 (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: £46.80 (inc. VAT) per tenancy.
Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

END OF TENANCY FEES

Check-out Fees: £42.00(inc. VAT) 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.

Court Attendance Fees: £50.00 (inc. VAT) per hour.

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

FINANCIAL CHARGES

Contractor Commission: 10% 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 £15.00 (inc. VAT) quarterly. To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

Same-Day Payment Fees: £15.00 (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

Vacant Property Management Fees: £45.00 (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.

Management Take-over Fees: £50.00 (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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