

LANDLORD FEES SCHEDULE



<https://heanor.whitegates.co.uk>

	Tenant Find: 50% of rent or £390 (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:

START OF TENANCY FEES

Set-up Fees: £348 (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: £48 (inc. VAT) per tenant. As Set-up Fees above for additional tenants.

Guarantor Fees: £48 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Deposit Registration Fees (where collected):£46.80 (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 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, please contact the office for more information.

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: £42 (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: £60 (inc. VAT) per tenancy.
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, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis.

Renewal Fees: £60 (inc. VAT) per tenancy.
Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Arrangement Fees for works over £1500: 6% 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

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

FINANCIAL CHARGES

OTHER FEES AND CHARGES

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

CLIENT MONEY PROTECTION:



INDEPENDENT REDRESS:



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