

# LANDLORD FEES SCHEDULE



<https://streatham.martinco.com>

	<b>Tenant Find: 10% of rent (inc.VAT)</b>	<b>Rent Collection: 12% of rent (inc.VAT)</b>	<b>Fully Managed: 14% of rent (inc.VAT)</b>
Agree the rental value	Included	Included	Included
Advise on refurbishment requirements	Included	Included	Included
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	Included	Included	Included
Market the property and advertise on relevant portals	Included	Included	Included
Carry out accompanied viewings (as appropriate)	Included	Included	Included
Find tenants	Included	Included	Included
Collect and remit initial months' rent	Included	Included	Included
Provide tenants with method of payment	Included	Included	Included
Advise all relevant utility providers of any changes	N/A	Included	Included
Agree collection of any shortfall and payment method	N/A	Included	Included
Demand, collect and remit the monthly rent	N/A	Included	Included
Pursue non-payment of rent and provide advice on rent arrears actions	N/A	Included	Included
Undertake two routine visits per annum and notify the outcome to the landlord	N/A	N/A	Included
Security Deposit dilapidation negotiations	N/A	N/A	Included
Hold keys throughout the tenancy term	N/A	N/A	Included

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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) £90 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £90 (inc. VAT) per tenancy

### START OF TENANCY FEES

Set-up Fees: £325 (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.

Deposit Registration Fees (where collected): £30 (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: See attached Schedule. Dependant on the number of bedrooms and/or size of the property and any outbuildings.

Accompanied Check-in Fees: £120-240 (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): £325 (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.

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

CLIENT MONEY PROTECTION:

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### DURING TENANCY FEES

Renewal Fees: £210 (inc. VAT) per tenancy.  
Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Landlord Withdrawal Fees (during tenancy): £325 (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.

### END OF TENANCY FEES

Check-out Fees: £96-192(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.

Fees for the service of Legal Notices (Section 8 or Section 21): £50 (inc. VAT) per Notice.

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### FINANCIAL CHARGES

Interest on Unpaid Commission: 4% above the Bank of England Base Rate from Due Date until paid.

Fees for providing an Annual Income and Expenditure Schedule: £200 (inc. VAT) annually.

### OTHER FEES AND CHARGES

Management Take-over Fees: £N/A (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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