

LANDLORD FEES SCHEDULE



<https://rochdale.martinco.com>

	Tenant Find: % of rent (inc.VAT)	Rent Collection: 7.2% of rent (inc.VAT)	Fully Managed: 13.2% of rent (inc.VAT)
Agree the rental value	included	included	included
Provide guidance on compliance with statutory provisions and letting consents	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
Advise on non-resident tax status and HMRC (if relevant)	included	included	included
Collect and remit initial months' rent	included	included	included
Provide tenants with method of payment	included	included	included
Deduct any pre-tenancy invoices	included	included	included
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	n/a	included	included
Advise all relevant utility providers of any changes	included	included	included
Agree collection of any shortfall and payment method	included	included	included
Demand, collect and remit the monthly rent	n/a	included	included
Arrangement payments for statutory requirements	n/a	n/a	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	included	included
Tenancy Set Up Fee	£420 inc VAT	£300 inc VAT	£180 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) £75 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £60 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) £150 (inc. VAT) per tenancy
- Portable Appliance Testing (PAT) £100 (inc. VAT) per tenancy
- Legionella Risk Assessment £80 (inc. VAT) per tenancy
- Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy £included (inc. VAT) per tenancy
- Handling local authority licensing application (inc. VAT) 240 per tenancy
- Visual check in compliance with the Homes Act 2018 on the first day of the tenancy £included (inc. VAT) per tenancy

START OF TENANCY FEES

Set-up Fees: £120 (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: £60 (inc. VAT) per tenant. As Set-up Fees above for additional tenants.

Guarantor Fees: £60 (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): £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.

Landlord Withdrawal Fees (before move-in): £180 (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:



INDEPENDENT REDRESS:



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

DURING TENANCY FEES

Additional Property Visits: £30 (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: £90 (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: £90 (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: £included (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): £420 (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: £36(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.

Tenancy Dispute Fee: £90 (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.

Court Attendance Fees: £60 (inc. VAT) per hour.

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

FINANCIAL CHARGES

Interest on Unpaid Commission: 5% above the Bank of England Base Rate from Due Date until paid.

Contractor Commission: 10% of contractors invoice (inc. VAT). To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Fees for providing an Annual Income and Expenditure Schedule: £30 (inc. VAT) annually.

OTHER FEES AND CHARGES

Vacant Property Management Fees: £30 (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: £120 (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.

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.

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