

FEES TO LANDLORDS

TENANT FIND:

(75% of First Month's Rent / a Minimum of £450 incl. VAT)

- Accompanied Viewings
- Rent Collection
- Tenant Comprehensive Referencing
- Right to Rent Check
- Arrange Compliance Certificates
- Preparation & Signing of Tenancy Agreement

RENT COLLECTION: 9% Incl. VAT

(50% of First Month's Rent / a Minimum of £450 incl. VAT)

- Every Aspect of the Tenant Find Service Plus:
- Debt Control & Recovery Facilities
- Annual Rental Assessment
- Monthly Statement of Account
- My Property File Account

MANAGED: 13.2% Incl. VAT

(50% of First Month's Rent / a Minimum of £450 incl. VAT)

- Every Aspect of the Rent Collection Plus:
- Deposit Registration *
- Comprehensive Inventory & Schedule of Condition
- Tenant Check In
- Administration of Property
- Routine Inspections with Detailed Report
- Arrange Routine Repairs and Instruct Approved Contractors (Providing Quotes)
- Hold Keys throughout Tenancy Term
- Tenant Check-out – Damage / Wear & Tear Assessment

MANAGED PLUS: 15% Incl. VAT

(50% of First Month's Rent / a Minimum of £450 incl. VAT)

- Every Aspect of the Managed Service Plus:
- Rent & Legal Protection Policy
- End of Year Tax Statement
- Rent & Review, issuing a Section 13
- Issuing a Section 21 Notice

*Subject to deposit registration fee of £36 Inc Vat

Client Money Protection:



Independent Redress:



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ADDITIONAL SERVICES & FEES: (Irrespective of Level of Service):

INVENTORY & CHECK-OUT REPORT FEE: Dependent on the number of bedrooms and / or size of the property & outbuildings. Included in Managed & Managed + services **(See Separate Schedule)**.

DEPOSIT REGISTRATION FEE: Register landlord and tenant details & protect the security deposit with a Government-authorised Scheme & Provide tenant(s) with the Deposit Certificate & Prescribed Information within 30-days of start of tenancy. **£36 Yearly Fee Incl. VAT.**

ADDITIONAL PROPERTY VISITS: To Attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit. **£60 Incl. VAT.**

ARRANGEMENT FEE FOR REFURBISHMENTS OVER £1,000: Arranging access & assessing costs with contractors; ensuring work has been carried out in accordance with the specification of works & retaining any warranty / guarantee as a result of any works. **10% of Net cost**

RENT & REVIEW ISSUING A SECTION 13 NOTICE: Review rent in accordance with current prevailing market condition & advise the landlord, negotiate with tenant, direct tenant to make payment change as appropriate, update the tenancy agreement & serve **Section 13 Notice** if tenancy is on a rolling monthly basis. **£60 Incl. VAT.**

ISSUING A SECTION 21 NOTICE: A **Section 21 Notice** originates from the section of the Act of Parliament, which is often referred to as an 'Eviction Notice'.

RENEWAL FEE: Contract negotiation, amending & updating terms & arranging a further tenancy agreement. **£60 Incl. VAT.**

COURT ATTENDANCE: In the unfortunate event where Lang Town & Country must represent you in court, expenses would include travel & parking. **£120 Per Hour Incl. VAT.**

TENANT CHECK-IN: Our Property Manager will meet the tenants at the property with keys, check the smoke & carbon monoxide alarms (required on day tenancy commences) & take meter readings if required. **£120 Incl. VAT. (Check-out included with Managed & Managed + Service.)**

KEY CUTTING: We require several sets of keys (depending on the level of service), which we can provide for a small fee. **£24 Incl. VAT (Plus cost of keys).**

END OF YEAR TAX STATEMENT: Landlords have the option to receive a yearly statement which will display all their income and expenditures throughout that year. **£72 Incl. VAT.**

Client Money Protection:



Independent Redress:



INVENTORY & CHECK-OUT FEES

(The following are Included with Managed and Managed + services and optional for other services).

Inventory & Check-Out:

The Inventory should provide both a schedule of contents and condition of the property at the start of the tenancy.

However well a tenant looks after their property, it will not be in the same condition at the end of the tenancy as it was at its start. Wear and tear to carpets, flooring, and other fixtures fittings and decorations will, inevitably, have taken place. Even well looked after contents will deteriorate with time and use. Landlords need to allow for fair wear and tear during a tenancy. Tenants will normally be liable for breakages, missing items, or damage to the property which is in excess of fair wear and tear

The check-out report enables the Landlord to identify any deterioration in the condition or damage of the property at the end of the tenancy. Ideally it should be produced by the same person who undertook the check-in.

INVENTORY & CHECK-OUT	FURNISHED / UNFURNISHED	FEE	TOTAL INC. VAT
Studio Apartment	Unfurnished / Furnished	£100 + VAT	£120
1 Bedroom	Unfurnished	£120 + VAT	£144
	Furnished	£130 + VAT	£156
2 Bedrooms	Unfurnished	£130 + VAT	£156
	Furnished	£140 + VAT	£168
3 Bedrooms	Unfurnished	£190 + VAT	£228
	Furnished	£210 + VAT	£252
4 Bedrooms	Unfurnished	£260 + VAT	£312
	Furnished	£280 + VAT	£336
5 Bedrooms	Unfurnished	£310 + VAT	£372
	Furnished	£330 + VAT	£396
6 Bedrooms +	Unfurnished	£340 + VAT	£408
	Furnished	£360 + VAT	£432

Client Money Protection:

Independent Redress:

