



## FEEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



propertymark



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### Level of service offered

TENANT FIND: 10% of rent (inc VAT)

**INCLUDES:**

- Professional Photography
- Comprehensive Marketing
- Tenant Finding
- Comprehensive In-House Referencing
- Tenancy Agreement Included
- Paperless Legal Process
- Inventory and Check In Provided
- Renegotiate Tenancy Extensions

RENT COLLECTION: 12% of rent (inc VAT)

**INCLUDES:**

- Professional Photography • Comprehensive Marketing • Tenant Finding
- Comprehensive In-House Referencing • Tenancy Agreement Included
- Paperless Legal Process • Inventory and Check In Provided • Renegotiate Tenancy Extensions • Electric & Gas Inspections Arranged • Energy Performance Certificate Arranged • Rent Collection • Pursue & Advice on Rent Arrears
- Rental Guarantee Arranged • Monthly Financial Statements
- Yearly Financial Tax Statements • Deposit Registration

FULLY MANAGED: 14.40% of rent (inc VAT)

**INCLUDES:** All the service of Tenant Find and Rent Collection and below

- Professional Cleaning Arranged
- Pursue non-payment of rent and provide advice on rent arrears actions
- Key Holding Service
- Payments of Outgoings
- Repairs & Maintenance Arranged
- 24 Hour Emergency Service Available
- Property Visits Included
- Legal Notices Served
- Management of the Check Out
- Deposit Deduction Advice



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[www.fortesshomes.com](http://www.fortesshomes.com)

### Additional non-optional fees and charges (irrespective of level of service)

SETUP FEE (LANDLORD'S SHARE): £250.00 (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)

INVENTORY FEE (LANDLORD'S SHARE) see attached Schedule

- Dependent on the number of bedrooms and/or size of the property and outbuildings (£130.00 to £266.00 Inc VAT)

DEPOSIT REGISTRATION FEE: £60.00 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

ADDITIONAL PROPERTY VISITS: £100.00 (inc VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

SUBMISSION OF NON-RESIDENT LANDLORDS RECEIPTS TO HMRC: £90.00 (inc VAT) quarterly

- To remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC

ARRANGEMENT FEE FOR WORKS OVER £1,000.00 10% of net cost

- Arranging access and assessing costs with contractor;
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

OBTAINING MORE THAN TWO CONTRACTOR QUOTES  
£50.00 (inc VAT) per quote

RENT REVIEW FEE: £100.00 (inc VAT)

- Review rent in accordance with current prevailing market condition and 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

RENEWAL FEE (LANDLORD'S SHARE): £100.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

CHECK OUT FEE (LANDLORD'S SHARE): £ 130.00 (inc VAT)

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs/replacement/cost of any broken or missing items

COURT ATTENDANCE: £250.00 (inc VAT) per hour

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