

FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

Let only: 2.5 weeks of the rent for a six month tenancy or 4 weeks of the rent for a 12 month tenancy PLUS VAT

*Based on a sole agency basis

INCLUDES:

- Advise and agree the market rent
- Provide guidance on compliance with statutory provisions, letting consents and non-resident tax status (if relevant)
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Market the property and advertise on relevant portals
- Carry out accompanied viewings
- Find a tenant in accordance with Landlord guidelines. We use an independent referencing service to provide references from previous Landlords, employers & credit history
- Prepare & execute tenancy documents
- Collect security deposit and initial months' rent, deduct any pre-tenancy invoices and remit accordingly
- Provide tenant with method of future payment

Rent Collection: 12% of rent (Inc VAT)

* Fee payable on collection of rent

INCLUDES:

- In addition to Let Only Service;
- Conduct a thorough inventory with accompanying check in photos, and check the tenants into the property
- Register the tenants security deposit into The Deposit Protection Service
- Advise all relevant utility providers of changes
- Collect and remit the monthly rent received after deducting commission and other works, as agreed
- Pursue non-payment of rent and provide advice on rent arrears actions
- Hold keys throughout the tenancy term
- Arrange a Check Out and assess end of tenancy dilapidations.

Fully Managed: 18% of rent (Inc VAT)

* Fee payable on collection of rent

INCLUDES:

- In addition to Rent Collection Service;
- Liaise with tenants on day to day management of the property
- Arrange routine repairs and instruct approved contractors (providing quotes where necessary).
- Ensure all legal certification is issued correctly and remains up to date
- We will carry out property management inspections every 4 months. A report will be provided to you and any issues addressed accordingly.
- We offer a 24/7 emergency call out service to all tenants in our managed properties

ADDITIONAL OPTIONAL & NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Tenancy Set-Up Fee (Rent Collection & Full Management only) - £360.00 Inc VAT

Tenancy Agreement Fee (Let Only service only) - £180.00 Inc VAT

Deposit Registration Fee & Re-registration annual charge - £36.00 Inc VAT

Service of Section 21 Notice on tenant - £114.00 Inc VAT per tenant on the tenancy

Renewal of tenancy into a further fixed term - £180.00 Inc VAT

Renewal of tenancy onto a periodic basis - £60.00 Inc VAT

Additional property visits - £60.00 Inc VAT

DOORKNOBS LIMITED

Termination of contract with Doorknobs (Rent collection and full management - Doorknobs will invoice the commission fee for the remaining contract term plus a termination fee of £300 Inc VAT.

Abortive Tenancy Fee – £300.00 Inc VAT

* Should you not wish to proceed with a tenancy following acceptance of an offer

Inventory Fee, Check In Fee and Check Out Fee: See below schedule * dependant on the number of bedrooms and/ or size of the property and outbuildings

	Inventory (Inc VAT)	Check In (Inc VAT)	Check Out (Inc VAT)
Studio	£100.00	£60.00	£80.00
1 Bed	£120.00	£60.00	£80.00
2 Bed	£140.00	£60.00	£80.00
3 Bed	£160.00	£60.00	£80.00
4 Bed	£180.00	£60.00	£80.00
5 Bed	POA	POA	POA

* Furnished properties are an additional £60.00 Inc VAT



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