

FEES TO: LANDLORDS

www.davis-brown.co.uk

SINCE 1901
DavisBROWN
CHARTERED SURVEYORS

RESIDENTIAL SERVICES

IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: ARLA



INDEPENDENT REDRESS
PROVIDED BY: TPOs



Letting Service: 9.6%(inc. VAT) of rent for the term including any renewal
8% + VAT

Includes:

- Marketing of the property
- Provide guidance on compliance & health and safety
- Accompanying applicants on viewings
- Finding a suitable Tenant
- Obtaining personal and financial references where applicable
- Collect & remit rent received
- Collect & hold deposit /bond
- Arranging the inventory and check-in with an independent inventory clerk
- Deduct commission and any pre-tenancy invoices Make any HMRC deduction and provide Tenant with NRL8
- Prior to end of tenancy, discuss renewal or termination
- Arranging and co-ordinating the check-out date and time of appointment with the tenants and the inventory clerk

Letting Service & Rent Collection Service: 13.2%(inc. VAT) of rent for the term including any renewal
11% + VAT

Includes (in addition to Tenant find):

- Preparation of rent demands for the monthly rent for property
- Deduct commission and other works
- Payment of rent monies to the Landlord by cheque or BACS transfer
- Preparation of monthly statements
- Pursue non-payment of rent and provide advice on arrears

Fully Managed: 15.6%(inc VAT) of rent for the term including any renewal
(13% + VAT)

Includes (in addition to Tenant Find and Rent Collection):

- Advise all relevant utility providers of changes
- Arrange Gas Safety Certificate, Electrical reports, PAT Tests Smoke & Carbon Monoxide Alarms
- One property visit per annum and provide a with written report.
- Dealing with insurance claims
- Quarterly return to HMRC
- Arrange for appropriate tradesmen to effect necessary repairs & decoration to a maximum cost of £300.00 (above this cost approval will be gained, except for in cases of emergency)
- Issuing of a Section 21 Notice necessary to gain possession of the property
- Re-advertising of the property
- Deposit negotiations obtain quotes for any deposit disbursements, negotiating any disbursements of the security deposit, returning deposit, remit any disputed amount to the TDS, unprotect deposit, organise contractors for repairs/replacements etc.

Management Only service

Handover **£600 inc**

VAT

Fees for the term

6% inc VAT
(5% + VAT)



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES:

Tenancy Set up fee and Deposit Registration fee

£180 (inc VAT)

- Preparation of the Tenancy Agreement, Prescribed Information and other documentation where applicable
- 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 start of tenancy

Tenancy Amendment fee

£80 (inc VAT)

Amending a Tenancy Agreement during the tenancy term

Inventory fee

£Quotes provided on request

- Preparation of an Inventory and Schedule of Condition on behalf of the Landlord by an inventory clerk will depend on the size of the Premises. The cost of the preparation of the Inventory is borne by the Landlord.

Additional property visits

£90 (inc VAT)

- To attend for specific requests such as neighbour disputes; monitoring the tenancy; or maintenance-linked visit

Submission of non-resident landlords receipts to HMRC

£30 (inc VAT) quarterly

- Administration fee charged each quarter for tax retention and completion of the documentation required by the Centre for Non Residents

Arrangement and Project Management fee for:

Any work up to the value of £5000.00

14.4% inc VAT

Partial or total refurbishment of the Property

12% inc VAT of the net cost

Court Attendance

£200 (inc VAT) per hour

Preparation and service of notices for possession or court

(Included for our managed clients)

£60 (inc VAT)

Deposit negotiations:

£300 (inc VAT)

(Included for our managed clients)

- Obtain quotes for any deposit disbursements
- Negotiating any disbursements of the security deposit
- Return deposit, remit any disputed amount to the TDS Unprotect deposit
- Organise contractors for repairs/replacements etc.

Lettings Services Arrangement Fees (included for our managed clients)

Arranging Gas Safety Certificates, PAT, NICEIC, Legionella

£60 (inc VAT)

Arranging installation of Smoke & CO Alarms

£60 (inc VAT)

Purchasing items on behalf of the Landlord

£100 per hour (inc VAT)

IF YOU HAVE ANY QUESTIONS PLEASE ASK A MEMBER OF STAFF



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