

Landlords Fee List

	<u>Exc VAT</u>	<u>Inc VAT</u>
Set up fee	£350	£420
Includes: Tenant referencing (for 2 applicants), tenancy agreement, TDS deposit registration, schedule of condition, checking gas test and EPC, checking smoke and CO2 detectors, sign up and check in inspection, notifying service providers and local Council, 3 month property inspection, checkout property inspection (not including loft space), reviewing the property condition to the schedule of condition at occupation, taking meter readings and notifying the service providers and local Council, agreeing the deposit refund, returning the deposit balance to tenant and updating the TDS of refund.		
Additional Tenants References (per tenant)	£35	£42
Tenancy Renewal Fee	£110	£132
Includes: Agreeing terms and rent for the renewal, new tenancy agreement, updating the TDS and issuing current gas test, EPC and TDS certificate to the tenant.		
Tests & Certificates (not including cost of Test/Certificate)		
Gas Safety Test	£17.50	£21
Energy Performance Certificate (EPC)	£17.50	£21
Electrical Installation Condition Report (EICR)	£17.50	£21
Portable Appliance Testing (PAT)	£17.50	£21
Loft Inspection Fee (if required)		At Cost
Major repair, replacement or refurbishment works over £1000	10%	12%
Serving Notices (e.g. Section 13, Section 21)		No Charge
Non-Resident Landlord Tax Declaration to HMRC		
Quarterly NRL Returns		No Charge
Annual NRL Tax Certificate (emailed)		No Charge
Annual Income & Expenditure Summary Report for tax purposes (emailed)		No Charge
International Payment Fee	£22	(no VAT)
Court Attendance		Fees agreed at the time