

LANDLORD FEES SCHEDULE



www.wilson-hawkins.co.uk

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

LEVEL OF SERVICE OFFERED

Tenant find: 12% of rent (Inc. VAT)

Includes:

- Collect and remit initial months' rent received.
- Agree collection of any shortfall and payment method.
- Provide tenant with method of payment.
- Deduct any pre tenancy invoices.

Rent Collection: 14.40% of rent (Inc. VAT)

Includes:

- Collect and remit the monthly rent received.
- Deduct commission and other works.
- Pursue non-payment of rent and provide advice on rent arrears actions.

Fully Managed: 18% of rent (Inc. VAT)

Includes:

- Collect and remit the monthly rent received.
- Pursue non-payment of rent and provide advice on rent arrears action.
- Deduct commissions and other works.
- Advise all relevant utility providers of changes.
- Undertake inspection (if required) and notify landlord of the outcome.
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term.

ADDITIONAL NON OPTIONAL FEES AND CHARGES IRRESPECTIVE OF LEVEL OF SERVICE

Setup fee (landlords share) £00.00 (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)

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

INDEPENDENT REDRESS:

www.tpos.co.uk

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Deposit registration fee (OPTIONAL)	£24 (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 (OPTIONAL)	£60 (Inc. VAT) to attend for specific requested such as neighbor disputes, more visits are required to monitor the tenancy or any maintenance linked visits.
Arrangement fee for works/refurbishments over £5000 (OPTIONAL)	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 (OPTIONAL)	£60 (Inc. VAT)
Rent review fee	In accordance with renewal fees. Review rent in accordance with current prevailing market conditions and advise the landlord. Negotiate with Tenant, direct the 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 for let only	For second year 7.20% (Inc. VAT) for third year onwards 6% (Inc. VAT) Contract negotiation, amending and updating terms of business and arranging a further tenancy and agreement.
Check In fee / Check Out fee(OPTIONAL)	Approximately 0 – 3 beds £150 (Inc. VAT), 4+ beds £200 (Inc. VAT) Agree with tenant check out date and time (usually their move out date), instruct inventory provider to attend. Negotiate with landlord and tenant any disbursements 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, organize repairs/replacements/cost of any broken or missing items.
Referencing fees	£20 per person (Inc. VAT) includes credit check, income check and previous landlord check

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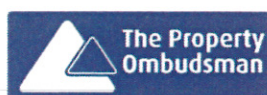
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