

## Warren Powell-Richards

### Landlord Fees

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- Tenant Find Service 9.6% inclusive of VAT of the yearly rent
- Rent Collection Service 12% inclusive of VAT of the monthly rent
- Fully Managed Service 15.6% inclusive of VAT of the monthly rent

#### Each new tenancy will have associated set up costs

£499 inc. VAT      to include      Referencing for up to 3 people (£25 thereafter)  
Deposit protection  
Right to rent work in the UK  
Legalities including tenancy agreement  
Guarantor referencing & agreements  
All general marketing, meetings etc.

#### Inventory, schedule of condition and checkout inspection (unfurnished)

**Please enquire regarding furnished property.**

- 1 Bed £225 inclusive of VAT
- 2 Bed £265 inclusive of VAT
- 3 Bed £295 inclusive of VAT
- 4 Bed £350 inclusive of VAT
- 5 Bed £395 inclusive of VAT

#### Service & additional fees

- Landlord Gas Safety Certificate, £120 inclusive of VAT
- Energy Performance Certificate, £120 inclusive of VAT
- Electrical Inspection (cost by agreement)
- Rent Guarantee Insurance, 2.4% of the monthly rent inclusive of VAT
- Property visit on not managed properties, £100 inclusive of VAT
- Tenancy renewal fee, £180 inclusive of VAT
- Refurbishment during void periods 10% of total contract cost inclusive of VAT
- Project management during tenancy, 10% of total contract cost inclusive of VAT
- Section 21 and Section 13 notices, £100 inclusive of VAT

In the event that a landlord withdraws from a transaction they will be responsible for costs incurred up until that point

## Tenant Fees

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For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments so as well as paying the rent, you may also be required to make the following permitted payments

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services "telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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Warren Powell-Richards is a member of the National Federation of Property Professionals Client Money Protection Scheme

