

LANDLORD FEES SCHEDULE

FISHER & CO

LEVELS OF SERVICE OFFERED:

	Letting Only: 10% (of total rent payable)	Rent Collection: 6% (of total rent payable) + 4% monthly	Full Management: 10% (of total rent payable) + 5% monthly
Agree the rental value	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	✓	✓	✓
Market the property and advertise on relevant portals and discuss with network of contacts	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Secure tenants	✓	✓	✓
Advise on non-resident tax status and HMRC (if relevant)	✓	✓	✓
Collect and remit initial months' rent	✓	✓	✓
Provide tenants with method of payment	✓	✓	✓
Deduct any pre-tenancy invoices	✓	✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	✓	✓	✓
Advise all relevant utility providers of any changes	✓	✓	✓
Agree collection of any shortfall and payment method	✓	✓	✓
Demand, collect and remit the monthly rent		✓	✓
Arrangement payments for statutory requirements			✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓	✓
Undertake two routine visits per annum and notify the outcome to the landlord			✓
Arrange routine repairs and instruct approved contractors			✓
Security Deposit dilapidation negotiations			✓
Hold keys throughout the tenancy term	✓	✓	✓

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

Energy Performance Certificate (EPC) £120 per tenancy

Gas Safety Certificate (GSR) £90 per tenancy Testing Smoke alarms and Carbon Monoxide detectors - £50

START OF TENANCY FEES

Set-up Fees:

Drawing up a tenancy agreement £150 per tenancy. To include 2 x referencing, ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

Guarantor Fees:

£50 per guarantor.

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees:

£50 per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Deposit Registration Fees (where collected):

£60 per tenancy. 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 the tenancy start date.

Inventory Fees:

Subject to quotation by third party provider and is dependant on the number of bedrooms and/or size of the property and any outbuildings.

Rent Protection and/or legal protection - Subject to quotation by third party provider.

Property clean - Subject to quotation by third party provider.

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

CLIENT MONEY PROTECTION:

www.money-shield.co.uk



INDEPENDENT REDRESS:

www.tpos.co.uk



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

DURING TENANCY FEES

Additional Property Visits: £ 120 per visit.
Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Renewal Fees:

- Let only service: 1st renewal @ 5% of total rent 2nd @ 4% & further renewals @ 2%

- Drawing up a tenancy agreement £120 per tenancy.

Arrangement Fees for works over £5,000: 12% of net cost.
Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee. Fully Managed (Gold) service only.

END OF TENANCY FEES

Check-out Fees: Subject to This is a Third-Party charge and is dependant on the number of bedrooms and/or size of the property and any outbuildings.

Fees for the service of Legal Notices (Section 21): £100 per Notice.

Court Attendance Fees: £120 per hour.

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FINANCIAL CHARGES

Interest on Unpaid Commission:
5% above the Bank of England Base Rate from Due Date until paid.

Fees for providing an Annual Income and Expenditure Schedule:
£120 annually.

Same-Day Payment Fees:
£50 per payment.
Should the landlord request a payment faster than the agreed timescales within their existing Terms of Business, this covers the costs of providing a same-day payment service.

OTHER FEES AND CHARGES

Arrangement Fees for refurbishments over £5,000: 12% of net cost. Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee.

Deposit Transfer Fees:
£50 per deposit.
Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.

Change of sharer:
£500

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