

HUDSON MOODY

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

CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: ARLA



INDEPENDENT REDRESS
PROVIDED BY: TPOs



FEES TO: LANDLORDS

www.hudson-moody.com

LEVEL OF SERVICE OFFERED:

Introductory: Fixed Fee (see below)

INCLUDES:

- Collect and remit initial months' rent received
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Fees:

Properties up to £800 pcm	£474 (Inc VAT)
Properties up to £1000 pcm	£540 (Inc VAT)
Properties up to £1250 pcm	£594 (Inc VAT)
Properties over £1250 pcm	£714 (Inc VAT)

Rent collection: 6% 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
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Fees:

Preparation of our standard Tenancy Agreement usually being for a fixed Term of twelve months or less is £300 Inc VAT for a new Tenancy and £180 Inc VAT for extending a Tenancy including a Rent review.

Fully managed: 12% of rent (Inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake three inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Fees:

Preparation of our standard Tenancy Agreement usually being for a fixed Term of twelve months or less is £300 Inc VAT for a new Tenancy and £180 Inc VAT for extending a Tenancy including a Rent review.

Platinum service: 13% of rent (Inc VAT)

INCLUDES:

- As above with our Fully Managed Service
- Our Platinum Level Management Service also includes 100% rent guarantee. As standard the policy includes:
 - Nil Excess
 - Payable until vacant possession
 - Cover limit of £2,500
 - Total claims limit of £50,000
 - Upon accepting a claim the insurers will seek repossession of the property at their own expense
 - Full legal expense cover

Fees:

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ADDITIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

- Consultancy is offered on request and will be charged at the rate of £180 Inc VAT per hour, plus travel and other reasonable expenses and costs. This Service includes additional visits to a Premises if we are managing, serving a Notice under Section 13 of the Housing Act 1988, waiting time at a property, having extra sets of keys cut, arranging cleaning prior to the start of a Tenancy, arranging safety checks, arranging installation of smoke alarms or carbon monoxide alarms, arranging an Energy Performance Certificate or obtaining consent from a lender or a Superior Landlord.

- Checking and making any alterations requested by your solicitor to our standard Tenancy Agreement: £144 Inc VAT per hour or part of an hour.

- Provision of an E.P.C. (Energy Performance Certificate) £90 Inc VAT

- Inventory Fee (INTRODUCTORY SERVICE) £180.00 (inc. VAT)

- Registration of Deposit (INTRODUCTORY SERVICE) £25.00 (inc. VAT)

- Withdrawal from an Agreed Offer

If you instruct us to proceed with a proposed Tenancy and subsequently withdraw your instructions you agree by signing this Agreement to meet some of the costs and the expenses incurred up to the sum of £120 Inc VAT and pay us the amount equivalent to 6 months Commission at the Let Only Percentage up to a maximum of £720 Inc VAT. This clause does not affect any statutory rights to cancel that may arise under the Cancellation Regulations. If you have a right to cancel under the Cancellation Regulations, this clause will apply if you withdraw your instructions at any time after the 14 day cancellation period, or at any time after we have received a written request for us to market the Property.

- Sales Commission

In the event that a tenant introduced to the Landlord by Hudson Moody purchases the property which they have been renting our standard sales fee of 1.8% Inc VAT will apply.



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