

Established

RENDELLS

1816

Chartered Surveyors, Auctioneers, Valuers, Land & Estate Agents Agricultural Valuers

Our ref:

Your ref:

PARTNERS

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Landlord Fees**The Letting Centre**

13 Market Street

Newton Abbot

Devon

TQ12 2RL

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www.rendells.co.uk**Tenant Find**

Tenant Find Service	Total including VAT
Fee Agreeing the market rent, marketing & advertising, referencing checks, collecting the first month's rent & deposit	12% (10% plus VAT) of 6 months rent, subject to a minimum fee of £420.00 (£350.00 plus VAT) <i>For example, 12% (10% plus VAT) of 6 months rent = £435.00 (£522.00 plus VAT) based on a monthly rent of £725.00 per calendar month. Please note should the agreed rent be higher or lower the commission fee will be correspondingly higher or lower</i>
Energy Performance Certificate The certificate will provide a rating of energy efficiency and carbon emissions on a scale of A-G, where A is very efficient and G very inefficient. Once obtained, a certificate remains valid for up to 10 years.	£60.00 (£50.00 plus VAT)
Tenancy Agreement & Right To Rent Check	£144.00 (£120.00 plus VAT)
Right To Rent Check	£36.00 (£30.00 plus VAT)
Inventory/Schedule of Condition	The cost is dependent on the size of the property and if it unfurnished or furnished.
Deposit Registration Fee Registering the deposit on The Tenants Deposit Scheme and issuing the certificate	£24.00 (£20.00 plus VAT)
Inspection Contacting the tenant to arrange access, visiting the property, compiling a report	£90.00 (£75.00 plus VAT)
Renewal of Tenancy Agreement (at landlord request)	£90.00 (£75.00 plus VAT)



Other Offices: Totnes, Chagford, Ashburton Rural & Ashburton Saleroom

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Rent Review To include visiting the property if necessary, confirming in writing, issuing section 13 notice	£30.00 (£25.00 plus VAT)
Issuing notice for possession Servicing section 8 or 21 notices	£90.00 (£75.00 plus VAT)
Check Out Fee Carrying out the inspection, collecting keys, negotiation and dilapidations	£90.00 (£75.00 plus VAT)
Dispute Fee In the unfortunate event whereby any dilapidations at the of the tenancy cannot be agreed, this fee covers compiling all relevant documentation	£90.00 (£75.00 plus VAT)
Advice & Support	No charge

Deposit Protection - Provided by - Tenancy Deposit Scheme

Client Money Protection - Provided by – RICS (The Royal Institution of Chartered Surveyors)

Redress Scheme - Provided by – The Property Ombudsman