

## Fully Managed 'Gold' Service Landlord letting fees and protection information

**Letting fee** - The Tenancy set up fee includes marketing, accompanied viewings, negotiation of tenancy terms, vetting of tenants/guarantors, preparation of the tenancy agreement and required paperwork, notifying utility companies. Half one months rent + VAT (60% of one months rent incl of VAT)

An example of what these fees would look like are below.

Rent pcm	£750
Letting Fee	£495
VAT	£99
Total cost	£594

**Renewal Fee** - This includes negotiation of tenancy terms, vetting of tenants, preparation of new tenancy agreement and required paperwork, Half one months rent + VAT (60% of one months rent incl of VAT)

**Registration of Tenancy Deposit** - We protect managed deposits with MyDeposits. The fee covers registering tenancy details and providing tenants with the Deposit Certificate and Prescribed information. £18.56 + VAT (£22.28 incl of VAT)

**Withdrawal fee (pre let)** - To cover administrative and marketing costs should a property be withdrawn prior to let being agreed. £75 + VAT (£90 incl of VAT)

**Withdrawal fee** - Where tenants are in-situ on a fixed term or periodic tenancy, or where a future tenancy agreement has been signed but not yet commenced, three months notice period applies. 100% one months rent + VAT (120% of one months rent incl VAT)

**Monthly management fee** (percentage of the monthly rent) This monthly fee covers the on-going management of the tenancy, this includes collection of rent, transfer of funds, monthly email statements, arrangement of works, regular inspections with photographic report, chasing rent (if required), issue of end of tenancy and non compliance with terms notice by post and/or email. 10% + VAT of the of the gross rent before deductions (12% incl of VAT of the gross rent before deductions)

An example of what these fees would look like are below.

Rent pcm	£750
Monthly fee	£75
VAT	£15
Total cost	£90

**Hourly rate** – Fee for work carried out by the Agent for the Landlord beyond that set out in this Agreement, which is within the scope of the Agent's general authority, £100 + VAT (£120 incl)

**Regulatory safety certificates** – Organisation of safety certificates as required by the relevant legislation, for example gas safety certificates. Charged at cost of work from contractor – ask for a formal quote.

**Application of licenses** – Completion of application for selective or mandatory licenses. Charged at cost of license

### Landlord protection

#### Client money protection scheme

Our CMP is currently under application.

#### Redress Scheme

homes4u is a member of The Property Ombudsman, which is a redress scheme.

## Let Only 'Silver' Service Landlord letting fees and protection information

**Tenancy set up fee** - The Tenancy set up fee includes marketing, accompanied viewings, negotiation of tenancy terms, preparation of the tenancy agreement and required paperwork, notifying utility companies. Half one months rent plus VAT to a minimum of £495 plus VAT (60% of one months rent with a minimum fee of £594 incl VAT)

An example of what these fees would look like are below.

Rent pcm	£750
Letting Fee	£495
VAT	£99
Total cost	£594

**Withdrawal fee (pre let)** - To cover administrative and marketing costs should a property be withdrawn prior to let being agreed. £75 + VAT (£90 incl VAT)

**Referencing** - - For tenants and/or applicants a professional referencing company will be employed to undertake financial credit checks, and any other relevant information to assess affordability. These will then be vetted by our tenancy team. £50 + VAT (£60 incl VAT)

### Landlord protection

#### Client money protection scheme

Our CMP is currently under application.

#### Redress Scheme

homes4u is a member of The Property Ombudsman, which is a redress scheme.