



# LANDLORD FEES SCHEDULE

[www.equityldn.co.uk](http://www.equityldn.co.uk)

## LEVELS OF SERVICE OFFERED:

	Tenant Find: 10% of total rent payable (+VAT)	Tenant find and rent collection: 13% of total rent payable (+ VAT)	Tenant find, rent collection and Fully managed: 16% of total rent payable (inc. VAT)
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	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Find 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)	✓	✓	✓
Agree collection of any shortfall and payment method	✓	✓	✓
Advise all relevant utility providers of any changes	✓	✓	✓
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 (providing three quotes)			✓
Hold keys throughout the tenancy term			✓
Security Deposit dilapidation negotiations			✓

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## ADDITIONAL NON-OPTIONAL FEES AND CHARGES



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- Pre tenancy package (includes reference reports, tenancy agreement, right to rent checks & deposit registration)	All fees listed include VAT: £300
- Reference report/ credit check	£72
- Reference report for each additional tenant or guarantor	£72
- Right to rent check (per occupier 18 years and older)	£72
- Standard tenancy agreement (AST) including on renewal	£180
- Check and administer landlord's own tenancy agreement	£120
- Deposit registration fee	£60
- Withdrawal from agreed offer (minimum fee applies)	£600
- Administer tax to HMRC for overseas landlord per annum	£114
- Administer HMO or local authority licence application	£200
- Additional inspection at landlord's request	£66
- Waiting at property on behalf of landlord per hour	£60
- Schedule of condition at check in and check out	Subject to quotation, dependent on size of property
- Key cutting arrangement	£20
- Service of statutory notice (Rent collect & Let Only service)	£180
- Court attendance (Rent collect & Let Only service)	£180
- Arrangement of partial or total refurbishment (over £500)	10% of project cost + VAT
- Assistance with insurance claim	10% of claim settlement amount + VAT
-Fixed term renewal (Let Only service)	1st renewal @ 6% total rent, 2nd @ 4% & further renewals at 2% + VAT
- Fixed term renewals (Rent Collect service)	1st renewal @3% of total rent, 2nd @ 2% & further renewals @ 1% + VAT
- Rent warranty, rent insurance and/ or legal protection	Subject to quotation by third party provider + VAT
- Property clean (start of and/or end of tenancy)	Subject to quotation by third party provider + VAT

### Compliance:

- Energy Performance certificate (EPC)	From £75
- Gas safety Certificate (GSC)	From £65
- Electrical Installation Condition Report (EICR)	Subject to Quotation
- Portable Appliance Testing (PAT)	
- up to 10 appliances	From £100
- up to 20 appliances	From £180
- Legionella Risk Assessment	From £70
- Smoke Alarms & Carbon Monoxide Testing (including on first day of tenancy)	From £0
- Combined Gas Safety & Smoke Alarm/CO testing and/or installation	From £100
- Gas Boiler Service	Subject to Quotation
-Fire Risk Assessment (for HMO'S)	Subject to Quotation

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

CLIENT MONEY PROTECTION: **propertymark**  
[www.propertymark.co.uk](http://www.propertymark.co.uk)

INDEPENDENT REDRESS:  
[www.tpos.co.uk](http://www.tpos.co.uk)

