

LANDLORD FEE SCHEDULE

SETTING UP TENANCY FEES

Managed Service Set-up Fee: £360.00 (inclusive of VAT) per property per tenancy

Monthly Management Charge: 12% (inclusive of VAT) per property per tenancy

Rent Collection Service Set-up Fee: £360.00 (inclusive of VAT) per property per tenancy

Let Only Service Set-up Fees: £420.00 (inclusive of VAT) per property per tenancy

Each service includes referencing for up to two tenants, full credit check and referencing, right to rent checks, drawing up an AST agreement, providing 'How to rent guide', receipting rent and bond and final account statement for tax purposes.

ADDITIONAL SET UP FEES REGARDLESS OF SERVICE

Deposit Registration Fees £25 (inclusive of VAT) per property per tenancy where the deposit is registered in TDS Custodial scheme and provide all relevant paperwork within 30 days of the tenancy start date. The deposit we will take will be equivalent to five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy this is on tenancies where rent is less than £50,000 per year. On tenancies where rent is £50,000 or over we will take the equivalent of six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy

Inventory Fees:

2 Bedroom Property - £120.00 (inclusive of VAT)

3 Bedroom Property - £140.00 (inclusive of VAT)

4 Bedroom Property - £160.00 (inclusive of VAT)

5 Bedroom Property - £180.00 (inclusive of VAT)

Additional outbuildings/conservatories will be charges at £20.00 (inclusive of VAT)

Inventory update on a changeover of tenancy will be charged at £85.00 (inclusive of VAT)

Landlord Withdrawal fee before tenancy commencement: £300.00 (inclusive of VAT) per tenancy



PRE-TENANCY PROPERTY FEES

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 £50.00 (inclusive of VAT) per property when required (VALID FOR 10 YEARS)
- Gas Safety Certificate £70.00 (inclusive of VAT) per tenancy (VALID FOR 12 MONTHS)
- Electrical Installation Condition Report (EICR) Subject to quotation per tenancy
- Portable Appliance Testing (PAT) Subject to quotation per tenancy per property
- Legionella Risk Assessment Subject to quotation per tenancy per property
- Installing a Smoke alarms and £40.00 (inclusive of VAT) per installation
- Installing a Carbon Monoxide detector £40.00 (inclusive of VAT) per installation

DURING TENANCY FEES

Additional Property Visits: £30.00 (inclusive of VAT) per visit. Should the landlord request additional property inspections in line with the tenants lawful right of quiet enjoyment. Three monthly visits are included in our managed service.

Renewal Fees: £75.00 (inc. VAT) per tenancy renewal per property

Landlord Withdrawal Fee during fixed term tenancy: £150.00 (inclusive of VAT) per tenancy. To cover the administration costs associated in returning all relevant documents to the landlord and transferring deposit to the landlords nominated account and providing a closing statement

END OF TENANCY FEES

Check-out Fee: £75.00 (inclusive of VAT) per tenancy per property

A third party company Inventory Outsourcing who are members of the AIIC will conduct a check out report comparing from the original inventory this will then allow Ingleby Homes LTD to negotiate the return of the deposit and any damages

Tenancy Dispute Fee: £100.00 (inclusive of VAT) per tenancy per property. This only applies where Ingleby Homes LTD has protected the deposit

Court Attendance Fees: £50.00 (inclusive of VAT) per hour

OTHER FEES AND CHARGES

Obtaining more than two contractor quotes as included in the management service: £35 (inclusive of VAT) per quote

Vacant Property Check Fee: £30.00 (inclusive of VAT) per visit to cover the costs of time and travel visiting the property to undertake a visual check on the inside and outside no more than once per calendar week

Management Take-over Fee: £125.00 (inclusive of VAT) per tenancy per property. For further information please speak to a member of the team at Ingleby Homes LTD

