

Landlord Charges

VAT is included @ 20%, where applicable

Lettings only service (6 months):	80% of the first month's rent
Letting only for rooms (one off charge)	90% of the first month commission (no renewal fee)
Lettings only service (12 months):	120% of the first month's rent (negotiable)
6 months renewal:	35% of the month's rent
1-year renewal:	50% of the month's rent
Tenant finding for management property	50% of the first month's rent
Renewal for management property 6 months	£75
Renewal for management property 12 months	£125
Management service:	12% of rent collected each month (2 weeks at beginning)
Rent collection only:	6% of rent collected each month (2 weeks at beginning)
Tenancy agreement:	£70
Issue section 21(a)	£72 [free when you use our tenancy]
Utility transfer	free
Protecting your deposit with Mydeposits	£36 renewal £24
Check-in inventory services paid by landlord	
Studio/1 bedroom	£72
2 bedroom	£78
3 bedroom	£84
4 bedroom [£5 for each extra rooms]	£90
Check-out inventory service paid by the tenants	
Studio	£70
1 bedroom	£80
2 bedroom	£90
3 bedroom	£102
4 bedroom [£12 for each extra rooms]	£114
Cleaning service before or after tenancy	
Studio/1 bedroom	£120
2 bedroom [£6 for each extra rooms]	£144

ADDITIONAL / OPTIONAL CHARGES [VAT IS INCLUDED @ 20%, WHERE APPLICABLE]

• Gas safety check certificate every year	£ 75.00
• EPC [energy performance certificate] every 10 years	£ 75.00
• Abortive letting administration fee, if landlord withdraws instruction after accepting Applicant's offer and through no fault of applicant or agent	£ 180.00
• Preparing deposit claim for mydeposits scheme adjudication (non-management)	£ 200.00
• Additional property visits at request of landlord (charged per visit)	£ 60.00
• Submission of non-resident landlord receipts to HMRC, pre quarter	£ 45.00
• Copy of statements, per copy	£ 6.00
• Copy of statements, per annual tax bill	£ 50.00
• Attending court as witness (half day or part thereof), excluding costs incurred	£ 150.00

Energy performance certificate (EPC): It is a legal requirement to have an energy performance certificate (EPC) before the property can be marketed. EPC has to be carried out by an accredited assessor and the certificate lasts for ten years. An

EPC contains: Information about a property's energy use and typical energy costs. Recommendations about how to reduce energy use and save money, an EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. Check how you could make your home more energy efficient using the EPC adviser at:

www.epcregister.com/epcadviser.html

Gas check certificate: A twelve month valid gas check must be carried out by a qualified corgi registered engineer to ensure you are compliant with safety regulations.

Cooling off period: you have a fourteen day cooling off period to cancel this agreement on this contract.

If you start a tenancy with a tenant introduced by ourselves our full commission is still applicable.

Abortive letting administration fee: if landlord withdraws instruction after accepting applicant's offer and through no fault of applicant or agent

Our Letting only service

Our Letting only service gives you advice on market rent; advice on any refurbishment that may be needed; provide guidance on safety and legal issues; market the property on certain websites; erect a board; introduce applicant; carry out accompanied viewings; apply for references; verify initial right to rent; collect and remit rent received; hold deposit as stakeholders, advise on tax status; deduct commission; advise on non-payment of rent; make any HMRC deductions due

Our management Service

in addition to Letting only or Short Let Service above, with our management service we will advise utility providers and local authority of changes; carry out routine property visits quarterly and notify landlord of outcome; arrange routine repairs and renewal of safety records; obtain estimates; re-check tenants right to rent; hold keys; arrange check-out appointment; negotiate any claim against deposit; distribute deposit as agreed between parties; remit landlord dispute to mydeposits for adjudication; serve Section 21 Notice or Notice to Quit.

*home2u are members of the property ombudsman scheme (<https://www.tpos.co.uk/>), NALS (National Approved Letting Scheme (<http://www.nalscheme.co.uk/>)) & Client Money Protection Scheme.

