



SCALE OF LANDLORD FEES (FULL MANAGEMENT AND PREMIUM FULL MANAGEMENT)

MANAGEMENT LETTING SERVICE OPTIONS:

Full Management

**40% of first month's rent + VAT plus 12.5% +VAT of the monthly rent
(monthly commission subject to a minimum fee of £50.00 + VAT)**

To include; Marketing, Set Up Fee, Schedule of Condition & Inventory, Ongoing Collection of Rent, Monthly Statements, Annual Income & Expenditure Report, Renewal Agreement Fee, End of Tenancy Checkout, Deposit Negotiation / TDS Submission, Section 21 and Section 8 Notices, Rent Review, Arrangement of Gas and Electrical Certification.

Premium Full Management

**40% of first month's rent + VAT plus 17.5% +VAT of monthly rent
(monthly commission subject to a minimum fee of £50.00 + VAT)**

To include; Marketing, Set Up Fee, Schedule of Condition & Inventory, Ongoing Collection of Rent, Monthly Statements, Annual Income & Expenditure Report, Renewal Agreement Fee, End of Tenancy Checkout, Deposit Negotiation / TDS Submission, Section 21 and Section 8 Notices, Rent Review, Arrangement of Gas and Electrical Certification, Rent Protection, Void Period Inspections.

Set Up Fee for all service options subject to a minimum of £300.00 (£250.00 + VAT)

Referencing & Tenancy Agreement

£150.00 (£125.00 + VAT)

Referencing tenant/s and drawing up, signing and exchanging of Tenancy Agreement plus provision of prescribed documentation

Deposit Registration with TDS

£3.60 (£3.00 + VAT per month)

Provide Landlord and Tenant details, register to protect the deposit with the Tenancy Deposit Scheme and issue Prescribed Information for the duration of the Tenancy.

ADDITIONAL FEES AND CHARGES

Energy Performance Certificate (EPC)

£120.00 (£100.00 + VAT)

Arranging for an Energy Performance Certificate to be undertaken. An Energy Performance Certificate gives an energy efficiency and an environmental impact rating and is a mandatory Requirement for all properties marketed to Let.

Floorplan and photographs (if requested)

£144.00 (£120.00 + VAT)

Arranging for a floorplan and professional photographs.

EPC, Floorplan and photographs (if requested)

£192.00 (£160.00 + VAT)

Arranging for an EPC, floorplan and professional photographs.

Legionella Risk Assessment

£120.00 (£100.00 + VAT)

Arranging a Legionella Risk Assessment to be undertaken by a specialist Legionella risk assessor.

Additional Land/Grazing Agreement (required for land (excluding gardens) over 2 acres)

£150.00 (£125.00 + VAT)

Where an additional agreement is required that is outside the scope of a standard Tenancy Agreement.

DURING THE TENANCY

Hand Delivery of Notice

£90.00 (£75.00 + VAT)

When the hand delivery of a Notice is additionally required.

Statutory HMRC return Non-Resident Landlords

£150.00 (£125.00 + VAT)

To submit the return to HMRC quarterly and annually and respond to any specific enquiry relating to the return from either the Landlord or HMRC.

Additional Property Visit

£90.00 (£75 + VAT) **per hour**

Where a Landlord requests Stags to undertake an additional property visit outside the scope of the standard terms of business.

Abortive Letting Fee

£360.00 (£300.00 + VAT)

In the event of the landlord withdrawing from an agreed let after the introduction and referencing of a suitable tenant. This fee will be charged to cover abortive administration, marketing and advertising expenses.

Introduction of a Purchaser

1.5 % + VAT of sale price

Payable if the Tenant subsequently purchases the property, whether before, during or after entering a Tenancy, commission will be payable to Stags on the successful completion of the sale.

Overseeing Major Works

12% (10% + VAT) of the contractor invoice

Where the Landlord requests Stags to oversee any major works, which fall outside the scope of the standard terms of business and exceed £500 plus VAT. To include dealing with and arranging works connected to an insurance claim, refurbishment works and large-scale periodic maintenance.

Hourly Rate

£90.00 (£75.00 + VAT)

For any work carried out by Stags outside of the scope of our letting service options will be charged at an hourly rate.

Key Cutting

£10.00 per key

