



LANDLORD FEES

Fraser & Co



FIND WHAT MOVES YOU

Paddington | Baker Street | City & Shoreditch | Colindale | Kew Bridge & Brentford

TARIFF OF FEES

LETTING SERVICE ONLY

SOLE AGENCY (LET ONLY)	9.6%
MULTIPLE AGENCY (LET ONLY)	12%

LETTING SERVICE & RENT COLLECTION

SOLE AGENCY (LET ONLY)	12.2%
MULTIPLE AGENCY (LET ONLY)	14.4%

LETTING SERVICE, RENT COLLECTION & MANAGEMENT

SOLE AGENCY (LET & MANAGEMENT)	16.8%
MULTIPLE AGENCY (LET & MANAGEMENT)	18%

RENT COLLECTION ONLY	2.4%
VACANT MANAGEMENT	£102 PM

ADDITIONAL LANDLORD CHARGES (INCLUSIVE OF VAT)
WHAT IS INCLUDED IN PROPERTY MANAGEMENT SERVICES *



TENANCY PREPARATION FEE	For contract negotiation (amending and agreeing terms) and arranging the tenancy and associated paperwork. This also includes right to rent checks, registering the deposit with the tds (if required) and carrying out land registry and anti-money laundering checks. Photography & floor plans	N/A	£300
REFERENCING FEE	Per tenant, guarantor or permitted occupier for referencing right to rent and a financial credit checks.	N/A	£30
CONSENT TO LET*	Arrangement fee. This fee is in addition to any fees due to the freeholder and is only due if applicable.	£50	FREEHOLDER COST*
ENERGY PERFORMANCE CERTIFICATE (EPC)	This fee is in addition to the cost of the certificate being carried out.	N/A	£100-200
GAS SAFETY CERTIFICATE	Arrangement fee. This fee is in addition to the cost of the certificate being carried out.	£50	£75-150
PORTABLE APPLIANCE TEST (PAT)	Arrangement fee. This fee is in addition to the cost of the test being carried out.	£50	£125-150
LEGIONELLA RISK ASSESSMENT	Arrangement fee. This fee is in addition to the cost of the risk assessment being carried out.	£50	£125-150
(EICR) ELECTRICAL INSTALLATION CONDITION REPORT*	Arrangement fee. This fee is in addition to the cost of the report being carried out.	£50	DEPENDING OF SIZE OF PROPERTY*
CARBON MONOXIDE AND SMOKE ALARMS	Arrangement fee. This fee is in addition to the cost of the alarms being in-stalled.	£50	£125-150
SERVING OF SECTION 21 NOTICES		N/A	£70
PROFESSIONAL CLEAN*	The professional cleaning company charges which will be dependant on the size and content of the property.	N/A	£150-350
COMPLETIONS HANDOVER	For us to be present on the landlords behalf at the handover of the property from the vendor or developer following completion of a Purchase. This will include a basic check of the property, taking Possession of the keys and a snagging service.	N/A	£250
LICENSING SCHEMES*	Arrangement fee. This fee is in addition to any fee from the relevant London borough and is only due if applicable.	£350	PLUS LICENSING CHARGE*

*ALL COSTS ARE SUBJECT TO SIZE OF THE PROPERTY, TIME FRAMES ON VISITS & COUNCIL CHARGES TO SCHEMES. ALL COSTS ARE INC. VAT



DEED OF SURRENDER		N/A	£75
ACCOMPANYING LANDLORD CONTRACTOR VISITS		N/A	£60 PER HOUR + TRAVEL
COPY OF TAX YEAR STATEMENT		N/A	£90
ATTENDANCE TO COURT HEARINGS ON LANDLORDS BEHALF		N/A	£60 PER HOUR + TRAVEL
ABORTIVE LETTINGS ADMINISTRATIVE FEE*	Applicable if the landlord withdraws instruction after accepting offer and through no fault of agent or applicant.	N/A	£240
ANNUAL BOILER CHECK IF APPLICABLE		N/A	£100-250
PROPERTY INSPECTION (CARRIES OUT BIANNUALLY)		N/A	£90 PER INSPECTION
CHECK IN & INVENTORY FEE	This cost is the professional cleaning company charges which will be dependant on the size and content of the property up to a maximum £300.	N/A	£100-300
RENEWAL TENANCY AGREEMENT	This charge covers the cost of preparing a more extensive renewal document where substantial changes to the terms of any renewal are required.	N/A	£90
CHECK OUT INVENTORY	This cost is the professional cleaning company charges which will be dependant on the size and content of the property up to a maximum £300.	N/A	£100-300

FEES EXPLAINED

Fraser & co. wants you to be fully aware of the fees that Fraser & co. charge for the services that Fraser & co. is able to offer. The following is a list of fees which you may incur depending on the service/s that you instruct us to carry out on your behalf. The full terms and conditions of our services are within the agreement provided to you and if you need any further help in understanding our fees please contact our lettings team who will be happy to assist you with any queries you may have.

WHAT IS INCLUDED IN OUR LET ONLY FEE?

- Comprehensive Marketing Which Includes; Online Promotion And Property Portals, Pricing, Presentation And Marketing Advice. Professional Photography, Floor plans And Boards If Required.
- Accompanied Viewings And Feedback.
- Pre-Tenancy Negotiations.
- Preparing The Tenancy Agreement (Subject To Charge)
- Initial Right To Rent Checks (Subject To Charge)
- Collecting The Tenants Deposit.
- Providing Mandatory Pre-Tenancy Documents To Tenants.
- Handing Over Keys To Tenants.
- Regular Client Accounting Statements.
- Chasing Late Rent Payments.
- Rent Review And Tenancy Term Re-Negotiation (Prior To The End Of Each Initial Fixed Term)
- Administration Of Tenancy Renewal (Subject To Charge)
- Contact All Parties To Assess Plans For Renewal.
- Renewal Negotiations.
- Drawing Up Renewal Agreement & Accompanying Documents.

WHAT IS INCLUDED IN OUR LET & MANAGEMENT FEE?

- All Of The Above Plus:
- Filtering Of Tenant Enquiries/Requests (No Direct Contact To Landlords)
 - Property Manager.
 - Transfer Of Utility Accounts At Start/End Of Tenancies.
 - Protecting The Tenants Deposit Via Tds.
 - Out Of Hours Emergency Repair Line.
 - Key Holding Service, By Annual Safety Inspections.
 - Documentation Updates To Tenants During Tenancy.
 - Right To Rent Check Service.
 - Ongoing Collection Of Rent Throughout Tenancy.
 - Oversight Of Routine Maintenance And Repairs.
 - Annual Property Visit.
 - Access To Preferential Rates And Approved Contractors.
 - End Of Tenancy Apportionment And Return.
 - Arranging A Professional Inventory (Subject To A Charge)
 - Booking Safety Checks (Including Gas, Electrical, Smoke And Carbon Monoxide Alarms)

CONTACT

To find out more about the latest market updates from Fraser&Co, please contact:

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Associated offices in Hong Kong,
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VISIT WEBSITE

