



SCALE OF LANDLORD FEES (FULL MANAGEMENT SERVICE)

MANAGEMENT LETTING SERVICE OPTIONS:

Full Management

45% of first month's rent + VAT plus 12.5% + VAT of the monthly rent
(monthly commission subject to a minimum fee of £90.00 (£75.00 + VAT))

To include; Marketing, Set Up Fee, Schedule of Condition Inventory, Property Visits, Day-to-Day Maintenance, End of Tenancy Checkout, Deposit Negotiation, Rent Review, monthly, quarterly and annual statements, arrangement of gas and electrical certification.

Set Up Fee for all service options subject to a minimum of £360.00 (£300.00 + VAT)

If the property is relet within the first 6 months of the tenancy a 25% discount will be applied to the set up fee

ADDITIONAL FEES AND CHARGES

Referencing & Tenancy Agreement

£180.00 (£150.00 + VAT)

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

Deposit Registration with TDS

£4.20 (£3.50 + 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.

TDS Submission

£120.00 (£100.00 + VAT) per hour

If required submission of dispute to the Tenancy Deposit Scheme for adjudication.

Energy Performance Certificate (EPC)

£150.00 (£125.00 + 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 mandatory requirement for all properties marketed to Let.

Floorplan and photographs (if requested)

£210.00 (£175.00 + VAT)

Arranging for a floorplan and professional photographs.

EPC, Floorplan and photographs (if requested)

£234.00 (£195.00 + VAT)

Arranging for an EPC, floorplan and professional photographs.

Legionella Risk Assessment

£150.00 (£125.00 + 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)

£210.00 (£175.00 + VAT)

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

Section 8 Notice

£300.00 (£250.00 + VAT)

Issuing of a Section 8 notice under Ground 1 (occupation by landlord or family), Ground 1a (selling of the property) or Ground 8 (rent arrears)

Hand Delivery of Notice When the hand delivery of a Notice is additionally required.	£120.00 (£100.00 + VAT)
Response at a Rent Review Tribunal Submission of a response following the tenant's application to the First-Tier Tribunal	£120.00 (£100.00 + VAT) per hour
Statutory HMRC return Non-Resident Landlords 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.	£150.00 (£125.00 + VAT)
Additional Property Visit Where a Landlord requests Stags to undertake an additional property visit outside the scope of the standard terms of business.	£120.00 (£100.00 + VAT) per hour
Abortive Letting Fee In the event of the landlord withdrawing from the agreed let after the introduction and referencing of a suitable tenant. This fee will be charged to cover abortive administration, marketing and advertising expenses.	£360.00 (£300.00 + VAT)
Introduction of a Purchaser 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.	1.5 % + VAT of sale price
Overseeing Major Works Where the Landlord requests Stags to oversee any major works, which fall outside the scope of the standard terms of business and exceed £500.00 plus VAT. To include dealing with and arranging works connected to an insurance claim, refurbishment works and large-scale periodic maintenance.	£120.00 (£100.00 + VAT) per hour
Hourly Rate For any work carried out by Stags outside of the scope of our letting service options will be charged at an hourly rate.	£120.00 (£100.00 + VAT) per hour
Key Cutting	£18.00 (£15.00 + VAT) per key
Void property inspections An inspection of vacant property during a void period.	£120.00 (£100.00) per hour

