



SCALE OF LANDLORD FEES (RENT COLLECTION SERVICE)

LETTING SERVICE OPTIONS:

Rent Collection 30% of first month's rent + VAT plus 7.5% +VAT of monthly rent
Marketing and set up fee, ongoing collection of the monthly rent, monthly, quarterly and annual statement.

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

Rent Collection minimum monthly commission £90.00 (£50.00 + 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 Rent Collection £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.

Schedule of Condition & Inventory
(included within the Full Management Service)
Compile a written schedule of condition with photographs noting the internal decoration and condition of the property, listing fixtures and fittings and condition of gardens and outside areas.

Up to 2 bedrooms	£210.00 (£175.00 + VAT)
3- 4 bedrooms	£270.00 (£225.00 + VAT)
5 + bedrooms	£330.00 (£275.00 + VAT)

There will be an additional charge of **£210.00 (£175.00 + VAT)** where the property is fully furnished.

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 a 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.	
Addendum/Change During Tenancy at Landlord's Request	£180.00 (£150.00 + VAT)
Contract negotiation, amending terms and updating the Tenancy Agreement	
Issuing Section 3 / Section 48	£180.00 (£150.00 + VAT)
(included within the Full Management Service)	
Drawing up and serving of the relevant notice when there is a change of landlord or landlord's address.	
End of Tenancy Checkout	
(included within Full Management Service)	
Carry out inspection of the property and provide an end of tenancy checkout report.	
Up to 2 bedrooms	£210.00 (£175.00 + VAT)
3- 4 bedrooms	£270.00 (£225.00 + VAT)
5 + bedrooms	£330.00 (£275.00 + VAT)
There will be an additional charge of £210.00 (£175.00 + VAT) where the property is fully furnished.	
Deposit Negotiation	£120.00 (£100.00 + VAT) per hour
To negotiate the deposit between Landlord and Tenant. Charge based on time taken at the agreed hourly rate.	
TDS Submission	£120.00 (£100.00 + VAT) per hour
If required submission of dispute to the Tenancy Deposit Scheme for adjudication.	
Section 8 Notices	£480.00 (£400.00 + VAT)
Pre compliance check and the 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	£120.00 (£100.00 + VAT)
When the hand delivery of a Notice is additionally required.	
Section 13 Rent Review	£150.00 (£125.00 + VAT)
(included within Full Management Services)	
Advising on current market rent, negotiating rent review, serving Section 13 Notice and updating tenancy agreement.	
Response at a Rent Review Tribunal	£120.00 (£100.00 + VAT) per hour
Submission of a response following the tenant's application to the First-Tier Tribunal	
Additional Property Visit	£120.00 (£100.00 + 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 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.	
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.	

Gas Safety & Electrical Certificate (included within the Full Management Service) If requested to instruct an approved contractor to undertake a gas safety certificate or electrical report.	£30.00 (£25.00 + VAT)
Agreement Only Fee Drawing up of the Tenancy Agreement only	£480.00 (£400.00 + VAT)
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)
Key Cutting	£18.00 (£15.00 + VAT) per key
Additional Copies of Tenancy Documentation To issue duplicate copies of tenancy documentation.	£30.00 (£25.00) per document
Void Property Inspections An inspection of vacant property in between tenancies.	£120.00 (£100.00) per hour
Property Compliance Review Package To undertake a property compliance review and a property visit.	£120.00 (£100.00) per hour

