SCALE OF CHARGES

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

VAT is payable at the prevailing rate (currently 20%) on all our fees. In accordance with consumer legislation, it is quoted as included in the prices stated below. If the VAT rate changes, the price charged will change accordingly.

An amount payable under a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

1) Let Only Service	£ equivalent of 1 month's rent + VAT payable for each letting where the Tenant is introduced through the Agent.
**If the monthly rental is £1,000, you will pay a fee of £1,000 + VAT.*	
2) Letting and Rent Collection Service	7.5% of the rent received, deducted by the Agent.
**If the monthly rental is £1,000, you will pay a monthly fee of £75.*	
3) Full Management Service	11% of the rent received, deducted by the Agent.
**If the monthly rental is £1,000, you will pay a monthly fee of £110.*	

If an applicant who is ready, willing and able to enter into a tenancy is introduced during the Agent's period of instruction, or as a result of their marketing activity, where the applicant is introduced through the Agent and the Landlord withdraws before a tenancy has commenced, the minimum fee that would be payable will be the fee for the Let Only Service, plus other expenses incurred, such as the gas safety check.

In the event of cancellation during a tenancy, the minimum fee payable will be worked out as follows:
a. The let only fee, if no management has been undertaken.
b. The appropriate daily rate of the management fee, subject to the minimum of the Let Only Service fee, if the total paid for management has not already exceeded this amount.
c. In all cases, in addition to the above, any expenses incurred, such as gas safety checks etc.

Additional Charges

Rent review	Equivalent of one week's worth of revised rent + VAT
S8 & S21 Notice service	£350 + VAT (per notice) £395 + VAT (if serving simultaneously)
Land Registry check	£10 + VAT (where not provided by the Landlord)
EPC	£162.50 + VAT

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TENANT SCALE OF CHARGES

Payments permitted under the Tenant Fees Act 2019 by Tenants or under a relevant Housing Act 1988 tenancy.

Rent	Payable monthly in advance (unless agreed otherwise).
Default fee for late payment of rent	Rental payments overdue by more than 14 days will be subject to interest at an annual percentage rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.
Deposit	Payable before the start of the tenancy and held under a Government-approved scheme for the duration of the agreement. It will be repaid in full provided all obligations have been fulfilled. The deposit will be subject to a maximum of five weeks' rent for an annual rent of up to £50,000 and a maximum of six weeks' rent for an annual rent over £50,000.
Holding deposit	Equivalent to one week's rent (as statutorily prescribed). This will be withheld if the Tenant does not have the right to rent, or any relevant person (including any guarantor(s)) withdraws from the tenancy, provides materially significant false or misleading information, or fails to sign their contract ~ (and/or guarantor agreement) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Default payments	If the Tenant breaches any of the requirements of the agreement, the Tenant may be liable to pay the Landlord for any losses incurred as a result of: a failure by the Tenant to make a payment by the due date to the Landlord or, a breach by the Tenant of a term of the contract, both subject to any statutorily prescribed limits. The losses the Landlord may claim may include, damages, costs, charges and expenses incurred as a result of the breach that the Landlord was unable to mitigate to put the Landlord back in the same position as had the Tenant not breached the agreement.
Variation of agreement	£50.00 including VAT unless the actual costs reasonably incurred exceed £50.00, when it will be the actual costs incurred; written evidence of the actual cost will be provided.
Early termination	Without granting a right to do so, should the Tenant wish to leave their contract earlier than a valid notice served by the Tenant would allow and the Landlord agrees, they will be liable to pay the Landlord's losses and the Agent's reasonable costs in re-letting the Property, as well as all rent due under the tenancy until the start date of the replacement tenancy (capped at no more than the maximum of rent outstanding on the tenancy) or until the expiry of the Tenant's valid notice.

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Council Tax	Payable to the billing authority, if the Tenant is liable.
Utilities	Including water, sewerage, gas (or other heating fuel) and electricity including any Green Deal costs) payable in respect of the dwelling, and if required in the tenancy agreement. This may be payable to the Landlord or to the utility provider.
Television licence	Payable to the Landlord or the British Broadcasting Corporation, as required in the tenancy agreement.
Communication services	Payable to the Landlord or a provider of: internet, cable or satellite television, telephone services, other than mobile, as required in the tenancy agreement.
Loss of keys or other security device	The actual costs, as evidenced by invoice or receipt, related to a breach of contract leading to the requirement for a lock to be added or replaced or a key or other security device giving access to the Property to be replaced.
Missed appointments	Losses, as evidenced by invoice or receipt, suffered by the Landlord if the tenant fails to attend appointments agreed by the Tenant and arranged by the Agent or Landlord for contractors or others to attend or to carry out work at the Property.
Avoidable, accidental or purposeful damage to the Property	The Tenant will be liable for any losses, as evidenced by invoice or receipt, suffered by the Landlord as a result of neglect or wilful behaviour by the Tenant or their guests resulting in damage to the Property.
Emergency/out of hours call-out fees	Any losses or additional losses suffered by the Landlord, as evidenced by invoice or receipt, as a result of the Tenant arranging an emergency, out of hours contractor call-out where the work was not an emergency or the works were required as a result of the Tenant's actions.

Requirement for a Guarantor

In some circumstances we may require that the Prospective Tenant is able to offer a Guarantor. This may be because: ~ *e.g. the Tenant is a student; the Tenant has a poor credit history; the Tenant's income is not sufficient to cover the rent and other outgoings.*

In order for someone to qualify as a Guarantor they must: ~ *be a resident in the United Kingdom; be a homeowner in the United Kingdom; have a clean credit history; must earn at least 3 times the monthly rent.*

The Guarantor will: *have to be referenced and credit checked; provide proof of ID and residence.*