CARTER & KING ESTATE AGENTS

LANDLORD FEES

LET ONLY AND FULLY MANAGED

SERVICE	LET ONLY	FULLY MANAGED
STANDARD FEE	70% OF ONE MONTH'S RENT + VAT	10% + VAT MONTHLY
SETUP FEE PER NEW TENANCY	N/A	£500 + VAT
MARKETING		
RENTAL APPRAISAL	INCLUDED	INCLUDED
PROFESSIONAL PHOTOGRAPHY AND FLOOR PLANS	INCLUDED	INCLUDED
PROPERTY MARKETING	INCLUDED	INCLUDED
ACCOMPANIED VIEWINGS	INCLUDED	INCLUDED
PRE-TENANCY		
REFERENCING AND RIGHT TO RENT CHECKS	INCLUDED	INCLUDED
COLLECT ADVANCE RENT AND TENANCY DEPOSIT	INCLUDED	INCLUDED
INDEPENDENT INVENTORY AND SCHEDULE OF CONDITION BEFORE EACH NEW TENANCY	INCLUDED	INCLUDED
TENANCY AGREEMENT	INCLUDED	INCLUDED
ARRANGE STANDING ORDER FOR RENT PAYMENTS	INCLUDED	INCLUDED
NOTIFY UTILITY PROVIDERS	INCLUDED	INCLUDED
LODGE DEPOSIT WITH THE DEPOSIT PROTECTION SERVICE (DPS)	INCLUDED	INCLUDED
TRANSFER DEPOSIT TO THE LANDLORD'S DPS ACCOUNT	INCLUDED	N/A
OFFICE CHECK-IN AND MOVE-IN STATEMENT	INCLUDED	INCLUDED
ONGOING TENANCY		
COLLECT RENT AND PAY LANDLORD BY BACS	N/A	INCLUDED
ITEMISED MONTHLY STATEMENTS BY EMAIL	N/A	INCLUDED
ROUTINE INSPECTIONS AND WRITTEN REPORT	N/A	TWO VISITS PER YEAR INCLUDED
RENT ARREARS MANAGEMENT	N/A	INCLUDED
SECTION 13 RENT REVIEW	£90 + VAT	INCLUDED

VAT IS ADDED WHERE SHOWN.

CARTER & KING ESTATE AGENTS

ADDITIONAL FEES

MAINTENANCE, END-OF-TENANCY SERVICES AND OTHER CHARGES

SERVICE	LET ONLY	FULLY MANAGED
MAINTENANCE		
INSTRUCT CONTRACTORS AND OBTAIN QUOTES	N/A	AT COST
GAS SAFETY CERTIFICATE	£99 + VAT	£99 + VAT
PORTABLE APPLIANCE TESTING (PAT)	AT COST	AT COST
ELECTRICAL INSTALLATION CONDITION REPORT (EICR)	FROM £190 (NO VAT)	FROM £190 (NO VAT)
END OF TENANCY		
POSSESSION NOTICE DRAFTING, SERVICE AND DECLARATION	£90 + VAT	INCLUDED
PHYSICAL CHECK-OUT AND WRITTEN REPORT	£90 + VAT	INCLUDED
NEGOTIATE DEPOSIT RELEASE	N/A	INCLUDED
DEPOSIT DISPUTE PREPARATION AND SUBMISSION	N/A	INCLUDED
OTHER CHARGES		
LEGIONELLA RISK ASSESSMENT (IF REQUIRED)	AT COST	AT COST
ENERGY PERFORMANCE CERTIFICATE (EPC)	£125 (NO VAT)	£125 (NO VAT)
VACANT PROPERTY VISIT, BY WRITTEN AGREEMENT (PER VISIT)	£60 + VAT	£60 + VAT
SALE WHEN INSTRUCTED, OR DIRECT SALE TO A TENANT	1.5% + VAT	1.5% + VAT
ABORTIVE LET FEE	£200 + VAT + DISBURSEMENTS	£200 + VAT + DISBURSEMENTS
COPY TENANCY DOCUMENTS OR STATEMENTS (PER ITEM)	£18 + VAT	£18 + VAT
ADDITIONAL PROPERTY VISITS	£60 + VAT	£60 + VAT
ALARM INSTALLATION	AT COST	AT COST
OPTIONAL RENT GUARANTEE AND LEGAL EXPENSES	AT COST	AT COST
PERMITTED OCCUPIERS AND FOLLOW-UP RIGHT TO RENT CHECKS	N/A	INCLUDED
NON-RESIDENT LANDLORD TAX ADMINISTRATION	N/A	INCLUDED
TAKEOVER OF AN EXISTING TENANCY	N/A	NO CHARGE
ENDING FULLY MANAGED	N/A	FOUR MONTHS' WRITTEN NOTICE. IF THE TENANT STAYS, 70% OF ONE MONTH'S RENT + VAT.
STANDALONE RENT COLLECTION	NOT OFFERED	NOT OFFERED

VAT IS ADDED WHERE SHOWN. AT-COST ITEMS FOLLOW THE SUPPLIER'S VAT TREATMENT.