



Sales & Lettings

Your Investment, Our Expertise

FEES TO: LANDLORDS



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Level of service offered:

Tenant find: 0% of rent

Includes:

- ✔ Collect and remit initial months' rent received.
- ✔ Agree collection of any shortfall and payment method.
- ✔ Provide tenant with method of payment.
- ✔ Deduct any pre-tenancy invoices.
- ✔ Advise all relevant utility providers of changes.

Rent collection: 7% of rent

Includes:

- ✔ Collect and remit the monthly rent received.
- ✔ Deduct commission and other works.
- ✔ Pursue non-payment of rent and provide advice on rent arrears actions.
- ✔ Advise all relevant utility providers of changes.

Fully managed: 12% of rent

Includes:

- ✔ Collect and remit the monthly rent received.
- ✔ Pursue non-payment of rent and provide advice on rent arrears actions.
- ✔ Deduct commission and other works.
- ✔ Advise all relevant utility providers of changes.
- ✔ Arrange routine repairs and instruct approved contractors (providing two quotes).
- ✔ Hold keys throughout the tenancy term.

Set up fees and inventory charges:

Setup Fee - 75% of the first months rent subject to a minimum of £510 INC VAT (this is based on the let only service and is the maximum that we charge. The rent collection and fully managed option has lower set up costs).

- ✔ Agree the market rent and find a tenant in accordance with the landlord guidelines.
- ✔ Advise on refurbishment and maintenance.
- ✔ Provide guidance on compliance with statutory provisions and letting consents.
- ✔ Carry out accompanied viewings (as appropriate).
- ✔ Market the property and advertise on relevant portals.
- ✔ Erect board outside property in accordance with Town and Country Planning Act 1990.

Inventory Fee £140

* All prices subject to VAT where applicable *

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**CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: ARLA**



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Additional fees for fully managed and rent collection:

Deposit Registration Fee (Non-Optional): **£15**

- ⊗ Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme.
- ⊗ Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy.

Buy-To-Let Interim property visits (Optional): **£80**

- ⊗ Undertake inspection visit and notify landlord of the outcome.

HMO monthly property visits (Non-Optional): **£35**

- ⊗ Undertake inspection visit and notify landlord of the outcome.

Serviced Accommodation monthly property visits (Optional): **£40**

- ⊗ Undertake inspection visit and notify landlord of the outcome.

Arrangement fee for refurbishments & maintenance (Where applicable): **12% of net cost**

- ⊗ Arranging access and assessing costs with contractor.
- ⊗ Ensuring work has been carried out in accordance with the specification of works.
- ⊗ Retaining any warranty or guarantee as a result of any works.

Renewal Fee (Optional): **£80**

- ⊗ Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Checkout Fee (Non-Optional): **£65**

- ⊗ Agree with tenant check out date and time appointment.
- ⊗ Instruct inventory provider to attend.
- ⊗ Negotiate with landlord and tenant any disbursement of the security deposit.
- ⊗ Return deposit as agreed with landlord and tenant to relevant parties.
- ⊗ Remit any disputed amount to Scheme for final adjudication.
- ⊗ Unprotect security deposit.
- ⊗ Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE CONTACT US

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Miscellaneous fees:

Our fees are totally transparent, and unless otherwise stated are exclusive of VAT:

- ⊗ Duplicate Rent / Owner Statements: **£12.00**
- ⊗ Serving S.21 Notices: **£12.00**
- ⊗ Serving S.8 Notices: **£114.00**

- ⊗ Investment Consultations and Report: **Starting from £120.00**
- ⊗ Refurbishment Assessments and Report: **Starting from £150.00**
- ⊗ Interior Staging and Dressing Services: **By Quotation**
- ⊗ Building and Contents Insurance: **By Quotation**

We may also charge commission of 15% for organising and scheduling works with contractors.



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