

HUNTMORE

— HOMES —

Services & Fees (including VAT)

Set-up fee - Fully Managed & Rent Collection

Agree the market rent and find a tenant in accordance with the landlord terms of business; Advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990,

£150 Based on a fixed fee

Management Fee

Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys throughout the tenancy term

15% Based on a % of the rent pcm

Fully Managed

Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys throughout the tenancy term

17.4% Based on a % of the rent pcm

Rent Collection Fee %

Collect & remit the monthly rent received, deduct commission & other works, pursue non-payment of rent & provide advice on rent arrears actions,

10.8% Based on a percentage of the rent pcm

Set Up Fee - Tenant Find/Let Only

Agree the market rent & find a tenant in accordance with the landlord terms of business; advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990

8.4 % subject to a minimum fee of £630.00

Deposit Registration Fee, per Annum - Based on a fixed fee

All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government Authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy

£60.00

Tenant Referencing Fee – Based on a fixed fee, per person

Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords) & any other relevant information to assess affordability. Chargeable only when not taken as part of our standard services.

£60.00

Renewal Fee

Contract negotiation, amending & updating terms & arranging a further tenancy & agreements if both parties agree.

£150.00 based on a fixed fee

Withdrawal Fee

If you instruct us to proceed with a proposed Tenancy and subsequently withdraw your instructions, before the completion of the Tenancy documentation you agree to meet the reasonable costs and expenses incurred by us and pay a contribution towards our advertising costs.

£360.00 based on a fixed fee

Annual Summary Statement

This fee is charged to produce a single summary statement of those monthly statements already sent.

£60.00 annually

Preparation of Section 13 on a Tenant Find/Let Only

This fee is charged for the agent to create and produce the Section 13 Notice on the landlord's behalf.

£60.00

Court Attendance

To attend with and/or represent you in Court – eg; eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable.

£120.00 plus expenses

Dispute Fee

In the event that a settlement cannot be made as us acting as Stakeholder. This fee covers compiling the relevant documentation to support the landlords position.

£60.00

EPC

To arrange access and retain certificate.

£90.00

Gas Safety Cert/Check

To arrange access and retain certificate.

£120.00

Smoke/Carbon Monoxide alarm installation

Arranging the installation of the smoke and carbon monoxide alarms.

£50.00 per alarm

Smoke/Carbon Monoxide alarm checks

To check alarms on the first day of the Tenancy.

£35.00

Portable Appliance Test (PAT)

To arrange access and retain certificate.

£78.00

Legionnaires Risk Assessment

To arrange access and retain certificate.

£125.00

EICR (electrical installation condition report)

To arrange access and retain certificate.

£234.00

Changing light bulbs

This fee covers the cost for time taken to arrange for light bulbs to be installed/replaced through no fault of any tenants, where not supplied by landlord or at additional request.

£15.00 plus cost of bulbs

Key cutting

This fee covers the costs for time taken to cut keys or arrange replacement keys, permits, electronic door fobs where not supplied by the landlord.

£10.00 plus cost of key

Photocopies of Inventory/Tenancy Agreement, per document

£0.12 per page

Letter for mortgage purposes

£18.00

Work supervision and arrangement fees

For cost of repairs & maintenance work for work carried out in excess of £500.00.

12% of work value

Pre or Post Tenancy Work Arrangement

Fee for time spent in arranging quotes & organising repairs, prior to the letting of the Premises should a let not proceed, or during vacant periods.

£24.00 per quote

Care-Taking Service

Per visit for visiting and checking the Premises during void periods

£30.00 per visit

Transparency with Referral Fee Disclosure

The 3rd Party Supplier List and/or the Landlord Price List is not an exhaustive list. If you use one of our designated contractors or 3rd party suppliers or we arrange a service with a contractor or 3rd party supplier for you we may charge a fee that is included in the price (this can range from 1% - 50% on top of the contractors price) details of which are available upon request before proceeding.