

LANDLORD FEES SCHEDULE

ADDITIONAL NON-OPTIONAL FEES AND CHARGES



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PRE-TENANCY FEES (ALL SERVICE RULES)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

Energy Performance Certificate (EPC) £100 (inc.VAT) per tenancy

Gas Safety Certificate (GSR) £72 (VAT) per tenancy

Electrical Installation Condition Report (EICR) £108 (inc. VAT) per tenancy

Portable Appliance Testing (PAT) £60 (inc.VAT) per tenancy

Legionella Risk Assessment £180 (inc. VAT) per tenancy

Installing Smoke alarms and Carbon Monoxide £25(inc.VAT) per tenancy per alarm

Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy £ NIL per tenancy

Handling local authority licensing application (inc.VAT) per tenancy

Visual check in compliance with the Homes Act 2018 on the first day of the tenancy £50 (incVAT) per tenancy

START OF TENANCY FEES

Set-up Fees £300 (inc.VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £75 (inc VAT) per tenant. As set up Fees above for additional tenants.

Guarantor Fees £75 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement)

Permitted Occupier Fees: £75 (inc.VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord

Deposit Registration fees (where collected): £36 (inc.VAT) MANAGED per tenancy OR £108 (inc.VAT) LET ONLY/NON MANAGED per tenancy. 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 the tenancy start date.

Inventory Fees: See attached schedule, Dependant on the number of bedrooms and/or size of the property and any outbuildings.

Accompanied CheckIn Fees £120 (incVAT) per tenancy. Attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, explain the operation of appliances, highlight the location of utility meters, stop-cocks etc and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

INDEPENDENT REDRESS

www.tpos.co.uk



Please ask a member of staff if you have any questions about our fees.



CLIENT MONEY PROTECTION RICS

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