

FEES TO LANDLORDS

Tenant Find:

(85% of agreed monthly rent based on one month's rent / minimum fee of £450 inc VAT)

- Accompanied Viewings
- Rent Collection of first month's rent
- Comprehensive Tenant Referencing
- Arrange Compliance Certificates
- Preparation and signing of Tenancy Agreement

Managed: 13.8% inc VAT

(Initial set up fee £330 inc VAT)

- All aspects of Rent Collection Service
- Registration of deposit
- Comprehensive Inventory and Schedule of Condition
- 6 monthly routine visits
- Administration of property
- Tenant checkout and meter readings
- Arrange routine repairs and instruct approved contractors
- Tenant checkout – damage, wear and tear assessment

Rent Collection: 8.4% inc VAT

(Initial set up fee £275 inc VAT)

- All aspects of Tenant Find Service
- Continual rent collection throughout tenancy
- Monthly Statement of account
- Tenant check in and smoke alarm testing

Managed Plus: 15% inc VAT

(Initial set up fee £330 inc VAT)

- All aspects of Managed Service
- Undertaking any deposit dispute resolution
- Rent and Legal Protection Insurance
- End of year statement
- Rent review & S13
- Issuing Section 21 Notice

Independent Redress

Client Money Protection



ADDITIONAL SERVICES & FEES:

(If required and not included in service instructed)

TENANT CHECK-IN:

Our Property Manager will meet the Tenants at the Property with keys, check the smoke & carbon monoxide alarms (required on day Tenancy commences) & take meter readings. **£120 incl. VAT**

COMPREHENSIVE INVENTORY & CHECK-OUT:

Our Property Manager or an independent Inventory Clerk will carry out an unbiased inventory which includes both a Schedule of Contents and Condition of the Property at the start of the Tenancy. This is then referenced at the end of the Tenancy. **(See separate schedule)**

KEY CUTTING:

We require several sets of keys (depending on the level of service) which we can arrange. **£24 incl. VAT**

END OF YEAR TAX STATEMENT:

Landlords have the option to receive a yearly statement which will display Property related income and expenditures throughout that year. **£72 incl. VAT**

RENT REVIEW & ISSUING a SECTION 13 NOTICE:

The Housing Act 1988 provides for a Section 13 Notice to be issued by the Landlord to the Tenant in order to increase the rent after the initial fixed period has expired and is in the statutory periodic Tenancy. **£60 incl. VAT**

ISSUING a SECTION 21 NOTICE:

A Section 21 Notice originates from the section of the Act of Parliament, which is often referred to as an 'Eviction Notice' **£108 incl. VAT**

RENEWAL FEE:

For a Tenant or Landlord to proceed with another fixed-term Tenancy. **£80 incl. VAT**

COURT ATTENDANCE:

In the unfortunate event if Robert Cooney Lettings is required to represent you in Court. **£120 incl. VAT (plus expenses)**

ADDITIONAL PROPERTY VISITS:

For a Property visit in addition to the two 6-monthly visits included in the monthly fee, (e.g. special request from the Landlord/neighbour dispute). **£66 incl. VAT**

ARRANGEMENT FEE FOR REFURBISHMENTS OVER £1000:

To arrange for access and assessing costs with contractors; ensuring works have been carried out in accordance with the specification and retaining any warranty or guarantee as a result of such works. **12% incl. VAT of net cost**

DEPOSIT REGISTRATION:

By law, all Tenants' deposits must be registered with a Government – authorised scheme. This fee covers registering the Landlord & Tenant details & protecting the security deposit, providing the Tenant with the deposit certificate & prescribed information within 30 days of the start of the Tenancy. The scheme used by Robert Cooney Lettings is the Deposit Protection Service. **£36 incl. VAT**

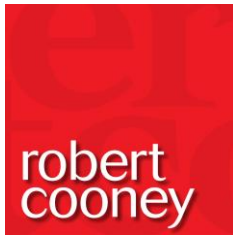
PHOTOGRAPHS & FLOOR PLANS:

Property photography and floorplan **£150 incl. VAT**

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INVENTORY & CHECK-OUT FEES

The following are included with Managed and Managed Plus Services and optional for other Services

All prices include VAT

Inventory:

Up to 2 bedrooms	£132 (£110 + VAT)
3-4 bedrooms	£192 (£160 + VAT)
5+ bedrooms	£252 (£210 + VAT)

Checkout:

Up to 2 bedrooms	£108 (£90 + VAT)
3-4 bedrooms	£168 (£140 + VAT)
5+ bedrooms	£228 (£228 + VAT)

All costs are for unfurnished properties. Furnished/part furnished quotes can be provided upon request.

Costs are based on one property with one reception room and one bathroom. Additional rooms are charged at £12 incl. VAT per room for Inventory and Checkout.

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