

LANDLORD FEES

FULLY MANAGED SERVICE <i>For services as detailed in the Terms of Business for a Fully Managed Service</i>	18% inc VAT per Month
RENT COLLECTION SERVICE <i>For services as detailed in the Terms of Business for a Rent Collection Service</i>	15% inc VAT per Month
LET ONLY/ TENANT FIND <i>For services as detailed in the Terms of Business for a Let Only/Tenant Find Service Based upon a minimum 12 month-term</i>	12% inc VAT of the rent due
EPC <i>Arranging for an accredited Domestic Energy Assessor to undertake an Energy Performance Assessment and provide an Energy Performance Certificate (EPC) for the property, in accordance with the Energy Performance of Buildings (England and Wales) Regulations 2012 and Minimum Energy Efficiency Standards (MEES) requirements applicable to private rented properties.</i>	£99.00 inc VAT
EPC AND FLOORPLAN <i>Arranging for an Energy Performance Certificate and Floorplan to be carried out by an accredited supplier</i>	£120.00 inc VAT
FLOORPLAN <i>Arranging for a Floorplan to be carried out by an accredited supplier</i>	£60.00 inc VAT
ADMINISTRATION AND SETUP FEE <i>To include the preparation of the tenancy agreement and associated legal notices. Referencing for up to two tenants, (ID checks, Right to Rent check, Financial Credit Checks, Residential Checks, Employment Checks)</i>	£550.00 inc VAT
DEPOSIT REGISTRATION <i>Register landlord and tenant details and protect the tenancy deposit with the TDS Custodial Scheme or ensure an approved Deposit Replacement Scheme is in place. Prepare and serve the Deposit Certificate, Prescribed Information, and all required supporting documentation within the statutory timescales. Includes compliance checks, record keeping, and administration associated with deposit protection requirements.</i>	£99.00 inc VAT
TENANCY RENEWAL <i>Non Housing Act tenancies. Payable on renewal</i>	£180.00 inc VAT
RENT REVIEW AND SECTION 13 ADMINISTRATION <i>Includes market rent assessment, statutory compliance checks, preparation of documentation, service of the Section 13 Notice, and maintenance of supporting records</i>	£180.00 inc VAT
SECTION 8 NOTICE ADMINISTRATION <i>Preparation and service of a Section 8 Notice seeking possession of a property where grounds exist under the Housing Act 1988. The service includes assessment of the circumstances, completion of the prescribed notice, service on the tenant(s), and provision of evidence of service where required</i>	£180.00 inc VAT
TENANCY DISPUTE FEE <i>Management of disputes relating to tenancy deposit deductions, including evidence collation, compliance review, preparation of adjudication submissions, communication with relevant parties, and administration of the deposit scheme dispute process.</i>	£180.00 inc VAT

COMPLIANCE CERTIFICATION

This is for all legally required documents

GAS SAFETY CERTIFICATION <i>Annual inspection and testing of gas appliances, flues and associated pipework by a Gas Safe registered engineer, including issue of a Gas Safety Record (CP12) in accordance with the Gas Safety (Installation and Use) Regulations 1998, together with a routine boiler service to assist landlords in meeting their statutory obligations.</i>	£150.00 inc VAT
LEGIONELLA RISK ASSESSMENT <i>Assessment carried out in accordance with the Health and Safety Executive's Approved Code of Practice (ACOP L8) and HSG274 guidance to assist landlords in meeting their obligations under UK health and safety legislation relating to the control of Legionella bacteria in water systems</i>	£90.00 inc VAT
PAT TESTING <i>Inspection and electrical safety testing of landlord-supplied portable electrical appliances to assist landlords in fulfilling their duty to maintain electrical equipment in a safe condition within private rented properties. Testing includes visual inspection, electrical safety checks, appliance labelling, and provision of a PAT Test Report.</i> <i>Up to 6 Items</i> <i>7-12 Items</i> <i>13-18 Items</i>	£81.00 inc VAT £93.00 inc VAT £105.00 inc VAT
SMOKE ALARMS <i>1st Smoke Alarm</i> <i>Battery</i> <i>Mains</i> <i>2 Smoke Alarm</i> <i>Battery</i> <i>Mains</i>	£70.00 inc VAT £100.00 inc VAT £54.00 inc VAT £78.00 inc VAT
CARBON MONOXIDE ALARMS <i>1st CO Alarm</i> <i>Battery</i> <i>Mains</i> <i>2nd CO Alarm</i> <i>Battery</i> <i>Mains</i>	£75.00 inc VAT £129.00 inc VAT £66.00 inc VAT £99.00 inc VAT
EICR <i>1 Bedroom</i> <i>2 Bedroom</i> <i>3 Bedroom</i> <i>4 Bedroom</i> <i>5 Bedroom</i> <i>6 Bedroom</i> <i>* 4 bed EICR onwards we would need to see floor plan to make sure its not an "extra" large with out buildings etc.</i>	£190.00 inc VAT £210.00 inc VAT £235.00 inc VAT £265.00 * inc VAT £295.00 * inc VAT £325.00 * inc VAT
HEAT ALARM <i>1st Mains Heat</i> <i>2nd Mains Heat</i>	£100.00 inc VAT £78.00 inc VAT

RENT PROTECTION INSURANCE

Provided by Goodlord. Mackenzie Smith Property Lettings and Management Limited are the administrators of the policy. Available only with Rent Collection or Fully Managed Services.

£0 - £2500.00 PCM	£42.00 inc VAT per month
£2,500.01 - £3,500.00 PCM	£60.00 inc VAT per month
£3,500.01 - £4,500.00 PCM	£125.00 inc VAT per month
£4,500.01 - £10,000.00 PCM	Price on Application

INVENTORY, CHECK IN AND CHECK OUT CHARGES

Size of Property	New Report (One-off charge) inc VAT		Check In inc VAT		Check Out inc VAT	
	Unfurnished	Furnished	Unfurnished	Furnished	Unfurnished	Furnished
Studio	£180.00	£210.00	£150.00	£180.00	£150.00	£180.00
1 Bed	£180.00	£210.00	£150.00	£180.00	£150.00	£180.00
2 Bed	£198.00	£228.00	£168.00	£198.00	£168.00	£198.00
3 Bed	£216.00	£252.00	£186.00	£210.00	£192.00	£216.00
4 Bed	£240.00	£270.00	£204.00	£228.00	£210.00	£234.00
5 Bed	£264.00	£288.00	£234.00	£252.00	£228.00	£246.00
6 Bed	£288.00	£312.00	£264.00	£270.00	£264.00	£270.00