

SCALE OF LANDLORD FEES

LEVEL OF SERVICE OFFERED:

Let Only	75% + VAT of first month's rent
Rent Collection	£450.00 (£375 + VAT) plus 8% + VAT of monthly rent
Fully Managed	£450.00 (£375 + VAT) plus 12.5% + VAT of monthly rent
Premium Rent Guaranteed & Fully Managed	£450.00 (£375 + VAT) plus 15% + VAT of monthly rent

ADDITIONAL FEES AND CHARGES:

Deposit Registration **£36.00** (£30 + VAT)

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

Schedule of Condition & Inventory

Compile a written schedule of condition to include photographs noting the internal decoration and condition of the property listing fixtures and fittings and condition of gardens.

Up to 2 bedrooms	£150.00 (£125 + VAT)
3 – 5 bedrooms	£210.00 (£175 + VAT)
5 + bedrooms	£270.00 (£225 + VAT)

There will be an additional charge of **£120** (£100 + VAT) where the property is fully furnished.

Energy Performance Certificate **£102.00** (£85 + VAT)

Arranging for an Energy Performance Certificate to be undertaken. An Energy Performance Certificate gives an energy efficiency and an environmental impact rating and is a mandatory requirement for all properties marketed To Let.

Floorplans & Photographs **£108.00** (£90 + VAT)

Arranging for a floorplan and professional photographs to be taken.

EPC, Floorplan & Photographs **£150.00** (£125 + VAT)

Arranging for an Energy Performance Certificate, floorplan and professional photographs to be taken.

Legionella Risk Assessment **£102.00** (£85 + VAT)

Arranging a Legionella Risk assessment to be undertaken by a specialist Legionella risk assessor.

Additional Land/Grazing Agreement **£120.00** (£100 + VAT)

Where an additional agreement is required that cannot be included within an Assured Shorthold Tenancy.

Addendum/change during tenancy at landlords request **£90.00** (£75 + VAT)

Contract negotiation, amending terms and updating the tenancy agreement during the tenancy.

Renewal Agreement Fee (this fee is included within our fully managed services) **£90.00** (£75 + VAT)

Contract renegotiation, amending and updating terms and arranging a further tenancy agreement.

End of Tenancy Inspection (included within the fully managed services)

Carry out inspection of the property and provide an end of tenancy checkout report.

Up to 2 bedrooms	£150.00 (£125 + VAT)
3 – 5 bedrooms	£210.00 (£175 + VAT)
5 + bedrooms	£270.00 (£225 + VAT)

Deposit Negotiation and Administration

(this fee is included within our fully managed services)

£150.00 (£125 + VAT)

Negotiate with landlord and tenant any deductions from the deposit and return as agreed to appropriate parties.

Serving Section 21 & 13 Notices

(this fee is included within our fully managed services)

£90.00 (£75 + VAT)

Preparation and service of the required notice.

HMRC return for Non Resident Landlord

£120.00 (£100 + VAT)

per landlord annually

To remit and balance the financial return to HMRC quarterly and respond to any specific enquiry relating to the return from the landlord or HMRC.

Additional Property Visit

£60.00 (£50 + VAT)

Where Stags are requested to undertake an additional property visit outside of the terms of business.

Abortive Letting Fee

£450.00 (£375 + VAT)

In the event of the landlord withdrawing from the agreed let following the introduction of a suitable tenant, this fee will be charged to cover abortive advertising and marketing expenses.

Introducing Purchaser

1.5 % + VAT of sale price

Payable if in the course of letting the tenant subsequently purchases the property, whether before or after entering into a tenancy agreement, commission will be payable to Stags on the successful completion of the sale.

Overseeing/arranging additional works

£108.00 (£90 + VAT) per hour

If Stags are required to oversee works prior or post a tenancy such as refurbishment/improvements outside the scope of our terms of business.

Agreement only Fee

£300.00 (£250 + VAT)

Drawing up of tenancy agreement only.

Key cutting

£10.00 per key