

LANDLORD FEES

FINDING A TENANT

For a **TWELVE MONTH TENANCY** our fee is **One Month's rent plus VAT** which includes;

1. A six-month rent guarantee including legal protection. (subject to status).
2. Deposit protection and status updates (see Terms & Conditions).

RENT COLLECTION

For a **TWELVE MONTH TENANCY** our Fee is **2 ½ weeks rent plus VAT** finder's fee plus **6% + VAT** monthly which includes;

1. 6 month rent guarantee including legal protection. (subject to status)
2. Deposit protection and status update throughout tenancies.
3. Monthly and annual statements.
4. Periodic renewal of tenancy agreements.

FULL MANAGEMENT

To find the tenants and manage the property in accordance with our Terms and Conditions our fee is **15% + VAT of the rental collected** during the term of our management, which includes:-

1. Professional independent inventory.
2. Independent Check In/Check out.
3. Regular property inspections with written report to Landlord.
4. 12 month's rent guarantee including legal protection.
5. Periodic renewal of tenancy agreements.
6. Tenants deposit protection and status update throughout tenancy.

INVENTORY + C/OUT FEES

Inventory and Check Out fees carried out by an **independent company**; + VAT

Bedrooms	Check out	Provide Inventory (from)
1	£70.00	£73.00
2	£85.00	£85.00
3	£95.00	£97.00
4	£120.00	£108.00
5	£130.00	£120.00
6+	By arrangement (according to size of the property).	

Other optional services offered **including VAT**;

Gas Safety £66.00 – EPC from £65.00 – Tenancy renewals £210.00

FOR FULL DETAILS PLEASE REFER TO OUR TERMS + CONDITIONS.

Tenant's fees when renting

When renting through Harrison Ingram, fees which are expected to be paid by tenants are as follows:

Example given when the rent is £1000 per calendar month.

- ❖ Property deposit e.g. **£1200**
- ❖ One month's rent in advance e.g. **£1000**
- ❖ **Fees inclusive of VAT**
- ❖ Admin fee **£200**
- ❖ Referencing fee **£95 *per person***
- ❖ Guarantor fee **£55 *per person*** if required

Every deposit paid by a tenant is held in the Tenancy deposit scheme (TDS). The Tenancy Deposit Scheme (TDS) is a government approved tenancy deposit protection scheme in England and Wales operated by The Dispute Service Ltd. The Housing Act 2004 requires landlords and letting agents to protect deposits on assured shorthold tenancies. (TDS) provide insurance backed tenancy deposit protection with free, impartial dispute resolution for when disagreements arise over how the money is divided.

There will never be a renewal fee if you are hoping to renew your agreement. Additionally, when you rent a property a check in and check out will occur. This is to make an inventory of the condition of the property before and after. The cost of this is shared between the landlord and tenant and your contribution is included in the administration fee.