

STUDENT LANDLORD FEES SCHEDULE



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

[www.DH student .co.uk](http://www.DHstudent.co.uk)

TENANCY FEES

Let Only:

Setup Fees

£695.00 (inc. VAT) per joint tenancy agreement with a maximum of 8 tenants.

£155 (inc. VAT) per room only tenancy

Managed:

Setup Fees

£675.00 (inc. VAT) per joint tenancy agreement with a maximum of 8 tenants.

£145 (inc. VAT) per room only tenancy

Monthly Fees

12% - 16% (inc. VAT) of gross rental income

Guarantor Fees: £45 (inc. VAT) per guarantor.

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Inventory Fees: from £150 (inc. VAT) dependent on the number of bedrooms and/or size of the property and any outbuildings.

£75 per (inc. VAT) bedroom only (shared houses)

£45 per (inc. VAT) update Dafydd Hardy inventory

PRE-TENANCY FEES (ALL SERVICE LEVELS)

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) £95.00 (inc. VAT) per property
- Gas Safety Certificate (GSR) £72.00 (inc. VAT) per certificate
- Electrical Installation Condition Report (EICR) £160.80 (inc. VAT) per report
- Portable Appliance Testing (PAT) from £40 (inc. VAT) for 5-10 items.
- Legionella Risk Assessment £90 (inc. VAT) per report
- Installing Smoke alarms or Carbon Monoxide £25 (inc. VAT) per unit
- Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy £50 (inc. VAT) per tenancy
- Fire Safety Risk Assessment £240 (inc. VAT) up to 6 bedrooms.

These prices are from 3rd party suppliers and could be subject to change.

Deposit Registration Fees (where collected): £50 (inc. VAT) per tenancy **if not the DPS**. 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. Free if using the DPS.

Permitted Occupier Fees: £0 (inc. VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Accompanied Check-in Fees: £85 (inc. VAT) 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.

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

CLIENT MONEY PROTECTION:

www.rics.org



INDEPENDENT REDRESS:

www.tpos.co.uk



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Payment Method

We accept bank transfers which can be done in your bank or via online banking. Personal cheques, debit/credit cards or cash cannot be accepted.

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Landlord Withdrawal Fees (before move-in): £150 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

Landlord Withdrawal Fees (during tenancy): £150 (inc. VAT) per tenancy. To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to a Let Only service.

END OF TENANCY FEES

Court Attendance Fees: £250 (inc. VAT) per day.

DURING TENANCY FEES

Additional Property Visits: £50 (inc. VAT) per visit. Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Rent Review Fees: £25 (inc. VAT) per tenancy. Review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis.

Renewal Fees: £100 (inc. VAT) per bedroom, subject to a minimum fee of £450 *inc. VAT) Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

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FINANCIAL CHARGES

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid.

Contractor Commission: 5% of contractors invoice (inc. VAT). To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Submission of Non-Resident Landlords receipts to HMRC £50 (inc. VAT) quarterly. To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

Additional HMRC Reporting Fees: £50 (inc. VAT) per request. Responding to any specific queries relating to either the quarterly or annual Return from either the landlord or HMRC.

Fees for providing an Annual Income and Expenditure Schedule: £25 (inc. VAT) annually.

Same-Day Payment Fees: £50 (inc. VAT) per payment. Should the landlord request a payment faster than the agreed timescales within their existing Terms of Business, this covers the costs of providing a same-day payment service.

OTHER FEES AND CHARGES

Vacant Property Management Fees: £50 (inc. VAT) per visit. To cover the costs associated with visiting the property to undertake visuals checks on the inside and outside at a frequency mutually agreed with the landlord.

Management Take-over Fees: £250 (inc. VAT) per tenancy. To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under "Set-up Fees" above, receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.

Deposit Transfer Fees: £50 (inc. VAT) per deposit. Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.

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