



**BUTCHER**  
RESIDENTIAL

# LANDLORD FEES (inc VAT)

**Initial setting up fee £240** - includes 'To Let' Board, brochure, accompanied viewing (if required), advertising on our website, within branches & on Rightmove and Zoopla

**Renewing of tenancies £60**

**Re-marketing property £120**

**Taking a bond to dispute £75**

**12% ongoing management fees (14.4% inc VAT)** - includes the day to day management of your property and dealing with any matters that may arise. This will include tenant liaison, property inspections and arrange any repairs.

**Energy Performance Certificate (EPC)** - we can arrange this for you at a cost of £85. This Certificate lasts for 10 years. An EPC is a legal requirement when a property is constructed, sold or let and is required before the property can be marketed. The EPC provides details on the energy performance of the property and what you can do to improve it.

**Registering a bond with DPS £50**

**Implementation of a rent review £30**

**Court attendance £240**

**Additional property visits £60**

**Landlords (Gas Safety) Certificate** - we can arrange this for you at a cost of £55 for the boiler and £5 per additional gas appliance. This certificate lasts one year.

**Landlords (Electrical) Certificate** - we can arrange this for you at a cost of £180 (inc. Vat) This certificate lasts five years.

From the 1st October 2015, by law, private Landlords will be required to install working smoke and carbon monoxide alarms in their properties. We can arrange these to be fitted for you as follows:

A **Landlord** is considered an overseas Landlord for tax purposes if they are out of the country for more than six months as a total in any tax year. As a Landlord, you must complete an NRL1 application form to obtain approval from the HMRC to have your rent paid without deductions, otherwise we will deduct 20% tax from the rental income received.

[www.butcherez.co.uk](http://www.butcherez.co.uk)