

LANDLORD FEES SCHEDULE

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LEVELS OF SERVICE OFFERED:

	Letting Only: 10% (of total rent payable) tenancy set up fee inc. VAT	Letting & Rent Collection: 4% tenancy set up fee + 7% monthly inc. VAT	Letting, Rent Collection & Full Management: 1 week tenancy set up fee + 12% monthly inc.
Initial market valuation of the Property	✓	✓	✓
Full marketing details provided & full marketing coverage across all channels	✓	✓	✓
Carry out accompanied viewings (as appropriate and possible due to location)	✓	✓	✓
Negotiate the terms of the tenancy between the parties	✓	✓	✓
Obtain reference report and credit search each adult applicant* & Right to Rent check on each adult occupier*	✓	✓	✓
Schedule of condition – Check in and check out report*	✓	✓	✓
Preparation and completion of the Tenancy Agreement*	✓	✓	✓
Collect first month's rent and a security deposit	✓	✓	✓
Issue Prescribed Information about payment of deposit & register deposit with the Tenancy Deposit Scheme (TDS)*	✓	✓	✓
Collect rent from the tenant & Issue rent statement to the landlord		✓	✓
Assist re tax exemption certificate (if landlord is overseas) *		✓	✓
Negotiate renewal of tenancy & Negotiate rent reviews		✓	✓
Serve prescribed S21 notice at end of tenancy			✓
Negotiate deductions from deposit at end of tenancy			✓
Assist with deposit disputes and applications to the DPS			✓
Periodic inspections and photographic reports			✓
Point of contact throughout the tenancy			✓
Arrange routine repairs and instruct approved contractors			✓
Provide three quotes for all works			✓
Hold keys throughout the tenancy term.			✓

*Service is subject to additional fee. see charges listed.

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

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PRE-TENANCY FEES (ALL SERVICE LEVELS) All Include VAT

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:

Compliance

- Energy Performance Certificate (EPC) from £ 90 per tenancy
- Gas Safety Certificate (GSC) from £90 per tenancy
- Electrical Installation Condition Report (EICR) Subject to quotation
- Portable Appliance Testing (PAT)
up to 10 appliances - From £132
up to 20 appliances - From £180
- Legionella Risk Assessment £75 per tenancy
- Installing Smoke alarms and Carbon Monoxide (including on first day of tenancy) From £60 per tenancy
- Smoke Alarms & Carbon Monoxide Testing (including on first day of tenancy) From £60.
- Combined Gas Safety and Smoke Alarm & - CO Testing and/or Installation From £138
- Gas Boiler Service Subject to Quotation - Fire Risk Assessment (for HMO's) Subject to quotation

START OF TENANCY FEES (All include VAT)

- Start of tenancy set-up Fees: £320 per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.
- Reference report/credit check (to a max of 2 x guarantors) £60
- Additional Tenant Referencing Fees: £24 per tenant. As Set-up Fees above for additional tenants.
- Guarantor Fees: £ 24 per guarantor.

- Permitted Occupier Fees: £24 per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.
- Deposit Registration Fees (where collected): £40 per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme.
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.
- Standard tenancy agreement (AST) including on renewal £230.
- Accompanied Check-in Fee: £75 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.
- Check and administer landlord's own tenancy agreement.
- 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.
- Landlord Withdrawal Fees (before move-in) £995 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.

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

CLIENT MONEY PROTECTION:

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INDEPENDENT REDRESS:

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