iwestates.com

53 High Street, Stevenage, Hertfordshire, SG1 3AQ 01438 313393 LS@IWestates.com

Landlord Fees (inc VAT)

Description	Let only - tenant find	Fully managed
Marketing, Tenant Find & Set up Fee Agree the market rent and find a new tenant, provide guidance on compliance, carry out accompanied viewings, Market the property & advertise on relevant portals.	96% of the first month·s rent	48% of the first month·s rent
Management Fee Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits, arrange repairs & instruct contractors, hold keys, make any HMRC deductions.	X	15%
Pre- Post work The fee for time spent on arranging quotes & organising repairs, prior to the letting of the premises should a let not proceed or during vacant periods.	18%	12%
Tenant Referencing & Sanction Checks Referencing (identify, immigration & visa confirmation, financial credit checks. Previous landlord/employers) and any other relevant information.	£60.00	£50.00
Quarterly Submissions on Non- Resident to HMRC This fee is charged to remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC. An annual submission is also required	n/a	£40.00 per quarter

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Withdrawal Fee If you instruct us to proceed with the proposed tenancy and subsequently withdraw your instruction, before the completion of the tenancy documentation you agree to meet the reasonable cost and expenses incurred by us and pay a contribution towards advertising costs.	£240.00	£240.00
Section 13 (Rent increase) This fee is charged for the agent to create and produce the Section 13 notice on the Landlord's behalf.	£300.00	Free
Preparation of Section 8 Collation & reproduction of a copy of the documents including tenancy, references deposit, inventory and system notes	On request	On request
Deposit Registration Fee All tenants' deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government – authorised scheme, provide the tenant with the Deposit Certificate & Prescribed information within 30 days of the start of the tenancy.	£50.00	£25.00
Deposit Dispute To deal with the dispute of the deposit, to provide evidence to the deposit scheme and deal with the claim (if the deposit is held with IWESTATES)	£180.00	Free
Photocopies of inventories, Tenancy Agreements (Per Document) *To photocopy and supply the landlord with a tenancy agreement, inventory etc.*	£20.00	Free
Letter for Mortgage Purpose *If you require a letter for mortgage purpose this fee must be paid before you receive the letter*	£25.00	Free

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Landlord Fee's

Safety Requirements

EPC – Energy Performance Certificate – Quote on Request

Gas Safety Check – To arrange access and retain certificate -Quote on Request

EICR – Electrical Installation Condition Report – Quote on Request

Legionnaires Risk Assessment – Quote on request

Smoke/ carbon monoxide alarm - Quote on request

Changing of light bulbs - Quote on request

Key Cutting - Quote on request

Inventory and check out fee's (all fees including Vat)

Property Size	Inventory	Check Out
Studio	£100.00	£85.00
1 Bedroom	£120.00	£100.00
2 Bedrooms	£140.00	£120.00
3 Bedrooms	£160.00	£140.00
4 or more Bedrooms	£180.00	£160.00

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Tenants - lettings price list

Assured Periodic Tenancies (APT·s)

Holding Deposit (Per Tenancy) This is to reserve a property. This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail a Right to Rent Check, provide materially significant false or misleading information or fail to sign their tenancy (and/or Deed or Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing.) Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this money will not be returned. It can, with your agreement be used as a contribution towards your first month's rent or Tenancy Deposit if the tenancy proceeds to move in/completion.	**Equal to 1 weeks (agreed) rent.**
Tenancy Deposit (per Tenancy) - Rent under £50,000 per year This covers damages or default on the part of the tenant during the tenancy.	**5 Weeks rent.**
Tenancy Deposit (per Tenancy) - Rent of over £50,000 or over per year This covers damages or defaults on the part of the tenant during tenancy.	**6 Weeks rent.**
Unpaid and/or late Rent payment(s) - England Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. This will not be levied until the rent is more than 14 days in arrears. Contact us straight away if you are unable to make a payment. Failure to do so may result in legal action being taken.	**Interest at 3% above the Bank of England Base rate from the due date until paid in order to pursue non-payment of rent.**
Lost Key(s) or other Security Device Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock & replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).	**Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s).**
Variation of Contract (Tenant's Request) To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.	**£50 Inc VAT per agreed variation.**
Change to Sharer (Tenant's Request) To cover the costs of associated with taking the landlord's instructions, new tenant referencing, Right to Rent checks, deposit registration as well as the preparation of legal documents.	**£50 Inc VAT per replacement tenant or any reasonable cost incurred if higher.**
Early Termination (Tenant's Request) Should the tenant(s) wish to terminate their contract early, they shall be liable for all costs, fees and charges incurred by the landlord for allowing the early termination including the agent's existing or reletting fees, as well as the rent due under the tenancy until the start date of the replacement tenancy.	**This is not an automatic right and will be reviewed & agreed on a case-by-case basis.**