

FEES TO LANDLORDS



Lawton & Dawe
PROPERTIES

www.ldpl.co.uk
01273 917791

| MANAGEMENT LEVEL | LET ONLY | MANAGED | PREMIUM |
|---|--|---------------|-------------|
| Management fee | 60% of 1 st months' rent Inc VAT | 14.4% Inc VAT | 18% Inc VAT |
| Rental valuation and advice | | | |
| Advising on HHSRS, furniture and furnishings and general safety compliance | | | |
| Advertising and marketing the property | | | |
| Negotiation of tenancy including references | | | |
| Right to rent checks | | | |
| Initial tenancy agreement (at agreed cost) | | | |
| Arrangement of inventory and check in to property (at agreed cost) | | | |
| Registration of deposit and administration of prescribed information | | | |
| Arrangement of annual gas safety certificate | | | |
| Arrangement of EICR report | | | |
| Arrangement of EPC | | | |
| Receiving ongoing rental payments and payments of invoices | | | |
| Deduction of tax for overseas landlords (at agreed cost) | | | |
| Regular property checks (3 or 6 monthly dependent on service) | | | |
| Check out report and initial deposit negotiations | | | |
| Routine maintenance during tenancy | | | |
| Set up of new utility accounts | | | |





ADMINISTRATION COSTS

| MANAGEMENT LEVEL | LET ONLY (Inc VAT) | MANAGED (Inc VAT) | PREMIUM (Inc VAT) |
|---|----------------------------|----------------------------|----------------------------|
| Initial tenancy agreement | £180 | £180 | £180 |
| Termination of tenancy fee | £150 | £150 | INCLUDED |
| Negotiation of deposit claims (taken to TDS) | 12% of total claim Inc VAT | 12% of total claim Inc VAT | 6% of total claim Inc0 VAT |
| Arrangement of non routine maintenance and improvements | n/a | £66 per hour | INCLUDED |
| Caretaking service between tenancies | n/a | £54 per visit | INCLUDED |
| Serving of notices (Section 8 & 13) | £240 | £240 | INCLUDED |
| Addendums to tenancy agreement | £60 | £60 | INCLUDED |
| Liaising with block management agents | n/a | £66 per hour | INCLUDED |
| Gas safety including certificate | £90 | £90 | £90 |
| Gas safety and boiler service, including certificate | £180 | £180 | £180 |
| EPC including certificate | £90 | £90 | £90 |
| | | | |

INVENTORIES

| Number of bedrooms | Unfurnished property (Inc VAT) | Furnished property (Inc VAT) |
|--------------------|--------------------------------|------------------------------|
| Studio | £144 | £186 |
| 1 Bedroom | £180 | £210 |
| 2 Bedroom | £204 | £234 |
| 3 Bedroom | £210 | £252 |
| 4 Bedroom | £264 | £276 |
| 5 Bedroom | POA | POA |

