

# Landlord Fees

## Levels of service offered:

### Tenant Find: 10% of rent (12.00% Inc VAT)

- Marketing of property • Completion of all tenancy administration including referencing, drafting of tenancy agreement and assistance with safety regulations
- Collection of first rental payment and deposit • Registration of deposit

### Rent Collection: 12% of rent (14.4% Inc VAT)

- Includes Tenant Find services • Collection of on-going rental payments and remittance to landlord
- Pursue non-payment of rent and provide advice on rent arrears action

### Fully Managed: 15% of rent (18.00% Inc VAT)

- Tenant Find and Rent Collection services
- 6 monthly property visits • Point of call for all maintenance (including 24 hour emergency assistance)



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## ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

<b><u>Tenancy Agreement Fee:</u></b>	<b>£228.00 (inc VAT)</b> Preparation and/or negotiation of tenancy agreement
<b><u>Inventory &amp; Check In:</u></b>	<b>Dependent on number of bedrooms and size of the property - Invoiced by independent inventory clerk</b>
<b><u>Deposit Registration Fee:</u></b>	<b>£42.00 (inc VAT)</b> - Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme -T.D.S • Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy
<b><u>Reference Fee:</u></b>	<b>£48.00 (inc VAT) per Tenant/Guarantor</b> – Includes, where applicable, credit history, previous Landlord reference, right to rent checks and employment/income level
<b><u>Renewal Fee</u></b>	<b>£150.00 (inc VAT)</b> • Review rent in accordance with current prevailing market conditions and advise the landlord • Negotiate with tenant • Direct tenant to make payment change as appropriate • Update the tenancy agreement • Serve Section 13 Notice if tenancy is on a rolling monthly basis •Contract negotiation, amending and updating terms and arranging a further tenancy and agreement
<b><u>Checkout Fee</u></b>	<b>Dependant on size of property - Invoiced by independent inventory clerk</b> • Agree with tenant check out date and time appointment • Instruct inventory provider to attend • Negotiate with landlord and tenant any disbursement of the security deposit (if managed) • Return deposit as agreed with landlord and tenant to relevant parties • Remit any disputed amount to Scheme for final adjudication • Unprotect security deposit • Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items (if managed)
<b><u>Court Attendance</u></b>	<b>£120.00 (inc VAT) per hour</b>

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF



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