

FEES TO: LANDLORDS

In line with the Tenant Fees Act 2019, from 1st June 2019 this new Government legislation resulted in fundamental changes to operating procedures for letting agents. As we are sure you are aware, no charges can be made to the tenant for referencing, tenancy set up, or inventory fees. A holding deposit of one week's rent only can be taken from the tenants, and the security deposit can only be five weeks' rent. There are only a few permitted payments now that can be charged to tenants. On a renewal, any difference between the existing deposit we hold, and the new maximum five weeks' rent deposit must be returned to the tenant. Our costs unfortunately have to cover the additional administration work involved, and the fact that tenants can no longer be asked to contribute to the set up costs for a tenancy.

Tenant find - 10% plus VAT (12% incl. VAT) taken upfront at the commencement of the tenancy for the term of the tenancy.

Rodgers Estate Agents will fully undertake all the marketing of your property including full property particulars and advertising in our offices, websites and property portals. We will carry out accompanied viewings and negotiate any offers received. The tenancy will be Landlord managed for the duration of the tenancy.

Rent Collection - 12.5% plus VAT (15% incl. VAT) taken monthly from the rent due.

In addition to the above, Rodgers Estate Agents will collect the rent from the tenant and provide the Landlord with a monthly statement. Rent is collected by way of a standing order with payments transferred to the Landlord by BACs within three working days. The tenancy will be Landlord managed for the duration of the tenancy.

Fully Managed - 15% plus VAT (18% incl. VAT) taken monthly from the rent due.

In addition to the two services outlined above, Rodgers Estate Agents will carry out three inspections of the premises per year, at four monthly intervals, and will: compile a report which is sent to the Landlord; arrange for maintenance to be carried out where required; pay usual outgoings; liaise with the Landlords accountant and solicitors; and account to the Landlord on a regular basis. The tenancy will be a fully managed service undertaken by Rodgers Estate Agents dedicated property management team.

All tenancies - Landlord Tenancy Set up fee £350 + VAT (£420.00 including VAT)

This includes:-

Referencing of Tenants

Right to Rent check on Tenants

Preparation and signing of the Tenancy Agreement

Registering the tenants deposit with the Tenancy Deposit Scheme

Serving of Prescribed Information

Issuing all pre-tenancy Legal documents – Energy Performance Certificate, Gas Safety Certificate, Electrical Inspection Condition Report and How to Rent Government Guide.

Arranging the inventory check in and supplying copies of the inventory report.

Collecting pre-tenancy funds from the tenant and distributing accordingly.

All fees are over the term of the tenancy.

Other fees:-

Landlord renewal fee £360.00 including VAT (tenant find only).

Landlord renewal fee £144.00 including VAT (rent collection and fully managed only).

Included in the renewal fee:-

The preparation of the renewal documentation.

The preparation of an Addendum showing the new deposit held pursuant to the Tenant Fees Act 2019.

The re-registration of the new deposit at the Tenancy Deposit Scheme.

Service of Prescribed Information in respect of the new deposit amount .

Landlord Inventory Make and Check in: From £125.00 depending on the size of the property.

Landlord Check out fee: From £90+.00 depending on the size of the property.

Gas safety certificate: £90.00 including VAT.

Energy Performance certificate £65.00 plus VAT.

Electrical Condition Report (EICR) - (legislation since 1st July 2020) £120-£300 (plus VAT if the electrician is VAT registered) depending on the number of electrical circuits to be checked in the property. If there is remedial work to be done as a result of the EICR report, there will be an additional fee payable to the electrician for that remedial work so that a satisfactory EICR report can be issued, as this is now a legal requirement.

If you require further information on any of the above fees, please contact one of our sales advisors who will be happy to help.

Rodgers Estate Agents is a member of Client Money Protect (CMP), which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.