

Stuart Smith (Derby) Ltd.

Residential Property Management

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Derby

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SCHEDULE OF FEES LANDLORD

Fully Managed Service	
Initial let fee	£199.00 plus VAT (£234.00 inclusive of VAT)
Monthly management charge	9% plus VAT of the monthly rent collected (i.e. £450 monthly rental equated to £40.50 plus VAT totaling £48.60 inclusive of VAT)
Tenancy Deposit Dispute Resolution Claim Swearing of the oath	£30.00 plus VAT (£36.00 inclusive of VAT)
Serving of Section 21	£65.00 plus VAT (£78.00 inclusive of VAT)
Let Only Service	
Initial let fee- 6 Month Tenancy Agreement	Equivalent to 3 weeks' rent plus VAT and subject to a minimum charge of £400.00 + VAT (£480.00 inclusive of VAT) Payable in advance or deducted from first month's rental payment
Initial let fee- 12 Month Tenancy Agreement	Equivalent to 4 weeks' rent plus VAT and subject to a minimum charge of £500.00 + VAT (£600.00 inclusive of VAT) Payable in advance or deducted from first month's rental payment
Protection of the tenancy deposit with The Deposit Protection Service	£95.00 plus VAT (£114.00 inclusive of VAT) Payable in advance or deducted from first month's rental payment
Renewal agreement fee	£70.00 + VAT (£84.00 inclusive of VAT)
Checkout inspection	£85.00 plus VAT (£102.00 inclusive of VAT)

Tenancy Deposit Dispute Resolution Claim	£95.00 plus VAT (£114.00 inclusive of VAT)
Tenancy Deposit Dispute Resolution Claim swearing of the oath	£30.00 plus VAT (£36.00 inclusive of VAT)
Serving of Section 21	£120.00 plus VAT (£144.00 inclusive of VAT)
Serving Section 13(2) Notices in respect of rent increases	£70.00 plus VAT (£84.00 inclusive of VAT)
Additional Fees	
Gas Safety certificate	<p>Minimum Charge £84.00 inclusive of VAT</p> <p>The total price is dependent on the number of Gas appliances in the property.</p>
Energy Performance Certificate	£85.00 plus VAT (£102.00 inclusive of VAT)
Tamperproof 10 year Smoke Alarms	£66.00 plus VAT (£79.20 inclusive of VAT) per alarm
Tamperproof 10 year Carbon Monoxide Alarms	£45.00 plus VAT (£54.00 inclusive of VAT) per alarm
Legionnaires Risk Assessment	<p>£50 plus VAT (£60.00 inclusive of VAT) if conducted with a gas safety inspection, or on a standalone tariff of £75 plus VAT (£90.00 inclusive of VAT).</p> <p>Please note: for additional bathrooms/ en-suite or a utility room, there would be an additional charge of £15 + VAT for each outlet (£18.00 inclusive of VAT)</p>
Key cutting	<p>One key £15.00 plus VAT (£18.00 inclusive of VAT)</p> <p>Additional keys £5.00 plus VAT (£6.00 inclusive of VAT)</p>
Utility top-ups (Key cards/ Pre-payment cards)	Top-up invoice total plus £15.00 plus VAT (Invoice total plus £18.00 inclusive of VAT)
Electrical installation and checking	Cost of contractor invoice plus £25.00 (£30.00 inclusive of VAT)
Sale of the property to a tenant	1.5% plus VAT of the purchase price (1.8% inclusive of VAT)
Early Determination Fee- Landlord sells property whilst tenants in situ	£400.00 plus VAT (£480.00 inclusive of VAT)