

Stuart Smith (Derby) Ltd.

Residential Property Management

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SCHEDULE OF FEES LANDLORD APRIL 2023

Fully Managed Service	
Initial let fee To include referencing and mandatory compliance, tenancy agreement, full inventory, photographs, meter readings and check out at end of tenancy.	£350.00 Inc. VAT (£291.67 plus VAT)
Monthly management charge	10% plus VAT of the monthly rent collected (i.e. £450 monthly rental equated to £45.00 plus VAT totaling £54.00 inclusive of VAT)
Tenancy Deposit Dispute Resolution Claim Swearing of the oath	£42.00 Inc. VAT (£35.00 plus VAT)
Serving of Section 21 on Landlords instruction	£120.00 Inc. VAT (£100.00 plus VAT)
Lease renewal to include rent increase	£60.00 Inc. VAT (£50.00 plus VAT)
Serving of Section 13 rent increase notice	£60.00 Inc. VAT (£50.00 plus VAT)
Additional inspections (in addition to routine inspections under Management service) Landlord request	£60.00 Inc. VAT (£50.00 plus VAT)
LEASEHOLD LANDLORDS - Initial let fee	£250.00 Inc. VAT (£208.33 plus VAT)
LEASEHOLD LANDLORDS - Monthly management charge	9% plus VAT of the monthly rent collected (i.e. £450 monthly rental equates to £40.50 plus VAT totaling £48.60 inclusive of VAT)
LEASEHOLD LANDLORDS - Serving of Section 13 rent increase notice	£60.00 Inc. VAT (£50.00 plus VAT)
Let Only Service	
Initial let fee - 6/12 Month Tenancy Agreement	Equivalent to 4 weeks' rent plus VAT and subject to a minimum charge of £600.00 + VAT (£720.00 inclusive of VAT) Payable in advance or deducted from first month's rental payment
LEASEHOLD LANDLORDS - Initial let fee – 6/12 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	£114.00 Inc. VAT (£95.00 plus VAT)

	Payable in advance or deducted from first month's rental payment
Renewal agreement fee	£96.00 Inc. VAT (£80.00 plus VAT)
Additional Fees	
Gas Safety certificate	Minimum Charge £84.00 inclusive of VAT The total price is dependent on the number of Gas appliances in the property.
Energy Performance Certificate	£102.00 Inc. VAT (£85.00 plus VAT)
Tamperproof 10 year Smoke Alarms	£84.00 Inc. VAT (£70.00 plus VAT) per alarm
Tamperproof 10 year Carbon Monoxide Alarms	£60.00 Inc. VAT (£50.00 plus VAT) per alarm
Legionnaire Risk Assessment	£66.00 Inc. VAT (£55.00 plus VAT) per alarm if conducted with a gas safety inspection, or on a standalone tariff of £90.00 Inc. VAT (£75.00 plus VAT). Please note: for additional bathrooms/ en-suite or a utility room, there would be an additional charge of £18.00 Inc. VAT for each outlet (£15.00 plus VAT)
Key cutting	One key £18.00 Inc. VAT (£15.00 plus VAT) Additional keys £6.00 Inc. VAT (£5.00 plus VAT)
Utility top-ups (Key cards/ Pre-payment cards)	Top-up invoice total plus £18.00 Inc. VAT (£15.00 plus VAT)
Sale of the property to a tenant	1% plus VAT of the purchase price
Early Determination Fee - Landlord sells property whilst tenants in situ	£500.00 Inc. VAT
If Landlord takes over management of property and retains the tenant	Equivalent to one month rent plus VAT i.e Rent £450 plus VAT = £540. Payable in advance or deducted from rental payments