

# LANDLORD FEES

Fully Managed Service



SERVICE	FEE	TOTAL INC VAT
<p><b>MONTHLY FEE</b> This is a monthly commission calculated as a percentage of the monthly rent, for collecting and remitting monthly rent received, deducting commission and other works, and supplying monthly statements. When necessary it includes the pursuance of non-payment of rent, it includes 6 monthly routine inspections of the property, covers advising utility providers of any tenancy changes, arranging routine repairs, holding keys during the tenancy. It also covers Inventory preparation of the condition of the property for each new tenancy change and the check out agreeing with the tenant a check out date, attending to carry out final inventory check of the property negotiating with the landlord and tenant (s) any disbursement of security deposit and to return the deposit to agreed parties and remit any disputed amount to the Scheme for final adjudication. Unprotect the security deposit.</p>	<p>10% + VAT</p>	<p>12%</p>
<p><b>SECURITY DEPOSIT REGISTRATION FEE</b> All tenants deposits must be registered – by law – with a Government authorised scheme. This fee is for registering the landlord and tenant details and protecting the security deposit, then providing the tenant(s) with the Deposit Certificate and Prescribed information within 30 days of the start of the tenancy. The scheme used by Garratt Anderson is TDS.</p>	<p>£30.00 + VAT</p>	<p>£36.00</p>
<p><b>RENEWAL FEE</b> If both parties agree that the tenant can stay for another term, this cost covers the contract negotiation, amending and updating the terms and arranging a further tenancy and agreement</p> <p><b>COURT ATTENDANCE</b> In the unfortunate event where Garratt Anderson &amp; Partners might need to represent you in court.</p>	<p>£100.00 + VAT</p> <p>£200.00 + VAT incl expenses</p>	<p>£120.00</p> <p>£240.00 incl. expenses</p>

**LANDLORD FEES**

**TENANT FIND SERVICE**



<p>The set up fee includes agreeing the market rent and finding a tenant in accordance with the landlord's guidelines. This involves marketing and advertising the property, erecting a board, carrying out accompanied viewings as appropriate. We will collect and remit the first months rent received, deducting commission and other works and supply a statement. To advise utility provider of tenancy change, also includes the cost of Tenant referencing checking the applicant(s) through Let Alliance</p>	<p>8% based on 6 months rental income. + VAT</p>	
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**THE FOLLOWING SERVICES ARE OPTIONAL**

<p><b>INVENTORY FEE</b> To attend the property to carry out a thorough and detailed inventory which services a number of functions, including providing a catalogue of the let property, an unbiased record of its condition and any terms included in the tenancy.</p>	<p>£100.00 + VAT</p>	<p>£120.00</p>
<p><b>SECURITY DEPOSIT REGISTRATION FEE</b></p>	<p>£50.00 + VAT</p>	<p>£60.00</p>
<p><b>GAS SAFETY CERTIFICATE</b> Our fee for organising</p>	<p>£30.00 + VAT</p>	<p>£36.00</p>
<p><b>EPC (Energy Performance Certificate)</b></p>	<p>£75.00 + VAT</p>	<p>£90.00</p>
<p><b>EICR</b> We arrange the Electrical Installation Condition report, this does not include the cost of any remedial work which may arise</p>	<p>£150.00 + VAT</p>	<p>£180.00</p>
<p><b>COURT ATTENDANCE</b></p>	<p>£200.00 + VAT</p>	<p>£240.00 incl.expenses</p>

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**RENT COLLECTION SERVICE**



<b>MONTHLY MANAGEMENT FEE</b> This is a monthly commission calculated as a percentage of the monthly rent, for collecting and remitting the monthly rent received, deducting commission and in other works supplying monthly statements	10% + VAT	12%
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**If you have any questions on our fees, please contact us.**