

Landlords Fees

Standard Fees

Let Only

Set up fee* 120% (One month's rent plus VAT)

This 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 in accordance with Town and Country Planning Act 1990, then carrying out accompanied viewings as appropriate. It also includes providing notification of non-resident tax status and making a HMRC deduction. Also included is advising on refurbishment and providing guidance on compliance with statutory provisions and letting consents.

Fully Managed

Set up fee* 60% (Half of the first month's rent plus VAT)

As above

Monthly Fee (percentage of the monthly rent) from 10% (8% plus VAT)

This is a monthly commission calculated as a percentage of the monthly rent (final fee based on property valuation and assessment), for collecting and remitting the monthly rent received, deducting commission and other works, and supplying monthly statements. When necessary it includes the pursuance of nonpayment of rent and providing advice on rent arrears actions. This fee covers advising all utility providers of any tenancy changes, arranging routine repairs and holding the keys during the tenancy.

Other Fees

Deposit protection registration £60 per annum (£50.00 + VAT)

All tenants' deposits must be registered – by law – with a Government-authorized 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 Peter Anthony is The Tenancy Deposit Scheme. (TDS)

Mid Term Visits £60 per visit (£50.00 + VAT)

Peter Anthony will arrange a midterm visit to be carried out at the property a written report will be forwarded to the Landlord together with any recommendations..

Gas Safety Certificate £75 (£62.50 + VAT)

The Gas Safety (Installation and Use) Regulations 1998 state that all new, let and managed properties must have a gas safety certificate to start the tenancy and must be tested annually for safety. Peter Anthony appoint a Gas Safe Engineer to do this and this fee covers arranging access, retaining the certificate and the cost of the engineer.

Electrical Safety Certificate £180 (£150 + VAT)

The Landlord must ensure that all electrical equipment and permanent electrical installation complies with Electrical Equipment (Safety) Regulations 1994 and Low Voltage Regulation 1989. If you require an Electrical Safety certificate Peter Anthony will appoint a qualified and registered Electrician to do this and this fee covers arranging access, retaining the certificate and the cost of the engineer.

Energy Performance Certificate £80 (£66.67 + VAT)

All properties being marketed must by law have a valid Energy Performance Certificate. Peter Anthony appoint a registered domestic assessor to do this and this fee covers arranging access, retaining the certificate and the cost of the assessor.

Tenancy Renewal

£90 (£75+ VAT)

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.

Court attendance

£60.00 per hour + expenses

In the unfortunate event where Peter Anthony might need to represent you in court – for example if a tenant requires eviction, these fees apply. Expenses include travel, accommodation and parking if applicable.

Cutting of Keys

£12.00 + cost of invoice

For a member of staff to take keys to a local supplier and have copies cut.

Tenancy deposit dispute resolution

£108.00 (£90.00 + VAT)

Post checkout if any proposed deductions in the security deposit are disputed by the tenant, this fee covers compiling the relevant documentation to support the landlord's position.

Inventory Fee & Check out Fee

It is important to have a thorough and detailed inventory which serves several vital functions, including providing a catalogue of the let property, an unbiased record of its condition and any items included in the tenancy. It forms part of the legally binding contract between the tenant and the landlord. Peter Anthony employs independent specialists to prepare inventories and as such the cost of the inventory is dependent upon the provider available in the locality of the property at the time required. The cost of the inventory varies dependent on the number of bedrooms and outbuildings the property has.

Standard Fee

£180.00 (£150+VAT)

Rent and Legal Cover

A policy will be purchased on your behalf to provide rental cover in the event the Tenants default, the policy also provides legal eviction cover in the event a court order is needed to regain possession of the property.

Annual Policies – Taken as an up-front annual payment

Please call for pricing.

All fees unless otherwise stated are inclusive of VAT