



FEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



propertymark



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Level of service offered

TENANT FIND: 9.6% of rent (inc VAT)(8% + VAT)

INCLUDES:

- Value property and provide marketing advice - Prepare property details
- Fully market property including online, in-office and paper methods
- Accompanied viewings - Full tenant referencing including; credit check, employment and previous landlord references - Advice on issues of compliance
- Arrange an inventory and end of tenancy check out - Collect agreed security deposit
- Deduct any pre-tenancy invoices - Make any HMRC deduction and provide tenant with the NRL8 (if relevant) - Erect a To Let board if applicable
- Carry out right to rent checks - Check smoke alarms are present, in date and working on the move in day.

RENT COLLECTION: 12% of rent (inc VAT)(10% + VAT)

INCLUDES:

- All items within our Tenant Find Service plus:
- Collect and remit the monthly rent received - Deduct commission monthly
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Provide detailed HMRC compliant monthly statement - Negotiate renewal at the end of the fixed term of tenancy - Provide 4 weeks free, pre-arranged management cover - Arrangement of annual gas safety certificate if applicable (plus the cost of the certificate) - Protect the deposit monies in line with regulations

FULLY MANAGED: 14.4% of rent (inc VAT) (12% + VAT)

INCLUDES:

- All items within our Tenant Find and Rent Collection Service plus:
- Arrange routine repairs and instruct approved contractors
- Regular property inspections including photographs and written report
- Deduct cost of works from monthly rental income
- Hold keys throughout the tenancy term
- Negotiate return of deposit and any deductions required
- Write to utility suppliers at end of the tenancy



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Additional fees and charges (irrespective of level of service)

SETUP FEE (LANDLORD'S SHARE): £250.00 (inc VAT)

Preparing tenancy agreement (amendments/additions after the paperwork has been raised are charged at £30.00 inc VAT per item) Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

INVENTORY MAKE FEE (LANDLORD'S SHARE) Please ask a member of staff to see schedule

From £122.76 - £303.60 inc VAT

- Dependent on the number of bedrooms and/or size of the property and outbuildings

ENERGY PERFORMANCE CERTIFICATE AND FLOORPLAN: £118.80 arranging the EPC and floorplan

ADDITIONAL PROPERTY VISITS: £60.00 (inc VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

SUBMISSION OF NON-RESIDENT LANDLORDS RECEIPTS TO HMRC: £30.00 (inc VAT) quarterly

- To remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC

MANAGING A PROPERTY DURING A VOID PERIOD: 6% (inc VAT) of the last rent achieved.

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

SITE VISITS OTHER THAN MAINTENANCE/ROUTINE VISITS: £42.00 (inc VAT)

ADDITIONAL CONTRACTOR QUOTES: £24.00 (inc VAT) per quote.

- We will get a maximum of 2 quotes as standard. Any additional quotes will be charged as above.

RENT REVIEW FEE: £60.00 (inc VAT)

- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

RENEWAL FEE (LANDLORD'S SHARE): £84.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

CHECKOUT FEE: £105.60 - £254.76 (inc VAT)

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items

COURT ATTENDANCE: £60.00 (inc VAT) per hour

PREPARING DISPUTE EVIDENCE: £60.00 (inc VAT)

ANNUAL TAX OR DUPLICATE STATEMENTS: £12.00 (inc VAT)

KEYS CUT: £12.00 (inc VAT) plus the cost of the keys

SMOKE ALARM/Co2 INSTALLATION: £25.00 plus the cost of the alarms

SECTION 21 NOTICE: £96.00 (inc VAT)

raising and serving a section 21 notice for vacant possession of the property.

ACCOMPANYING CONTRACTOR VISITS: £60.00 (inc VAT)

When a member of staff is required to attend a property with a contractor

PROJECT MANAGING INSURANCE CLAIMS: £50.00 (inc VAT) per hour

SHOPPING FEE: £30.00 (inc VAT) plus the cost of the item.

Client Money Protection is provided by Propertymark.

The redress scheme for The JNP Partnership is The Property Ombudsman Scheme.

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