

PARKHEATH LANDLORD FEE SCHEDULE

Tenant Find

10% plus VAT / 12% inc VAT of annual rent - sole agency
11% plus VAT / 13.2% inc VAT of annual rent - multiple agency
Fees will be taken upfront for the full term of the tenancy agreement

Tenancy Set Up Fee & (includes Tenancy Agreement, References & Right to Rent Check

Up to 2 Tenants - £300.00 inc VAT
Additional Tenants or Guarantor will be charged at £30.00 inc VAT each in addition to the above

Property Compliance Check – Optional & Free with the Property Management Service

£180.00 inc VAT plus the cost of certificates and any recommended works
£130.00 inc VAT (approximate cost) for Legionella Risk Assessment if required

Renewal of Tenancy Fee

8% plus VAT / 9.6% inc VAT of annual rent - sole agency
9% plus VAT / 10.8% inc VAT of annual rent - multiple agency
Fees to be taken upfront

Rent Collection – Optional & Free with the Property Management Service

2% plus VAT / 2.4% inc VAT of annual rent
Fees to be taken as the rent is paid i.e. monthly/quarterly etc.
Additional Copy Statements - £30.00 inc of VAT
End of Year Statements - £60.00 inc VAT

Legal Services (with Legal for Landlords) - Optional

Service of a Section 8 Notice to Tenant by Legal for Landlords - £214.80 inc of VAT
Service of a Section 8 and Section 21 notice to Tenant by Legal for Landlords - £250.80 inc VAT
Court attendance by a member of Parkheath staff on behalf of Landlord - £60.00 inc VAT per hour per staff member in attendance

Should it be necessary to take a tenant to court on a Landlords behalf for any valid reason, we will instruct Legal for Landlords on the Landlords behalf and the relevant legal and court costs will be payable by the Landlord.

Property Management - Optional

6% plus VAT / 7.2% inc VAT of the rent
Fee to be taken as the rent is paid i.e. monthly/quarterly etc.
Call out charge for additional visits - £60.00 inc VAT per hour or part thereof
End of Year financial Statement - £60 inc VAT

Short Lets

26% plus VAT / 31.2% inc VAT of total rent for term – Tenant Find & Property Management
20% plus VAT / 24% inc VAT of the total rent for term – Tenant Find Service

Additional visits by staff - £60.00 inc VAT

Refurbishment Service and Project Management for All Clients

10% plus VAT / 12% plus VAT of total expenditure – (optional)

Vacant Property Management

£90.00 including VAT per month – charged when property is vacant for longer than 1 week
Additional Property Inspection at Landlords request - £60.00 inc VAT – (optional)
Utility Set up Fee - £48.00 inc VAT – (optional)

£120 inc VAT per visit to the property will apply in some cases

Deposit Registration Fee

£50 .00 plus VAT / £60.00 inc VAT for the first term
£30.00 plus VAT/ £36.00 inc VAT for each renewal of tenancy thereof

Withdrawal of Offer by Landlords

We will charge you the Tenancy Set up Fee & additional referencing Fee
We will charge you for the Compliance Check £180 inc VAT if already in progress

Bank Transfer Fees

Overseas Funds Transfer Fee - £25.00 inc VAT
CHAPS Transfer Fee to UK Bank Account - £25.00 inc VAT

Minimum Fees

Minimum Property Management Fee - £900.00 inc VAT per annum
Minimum Letting Fee - £1200.00 inc VAT per annum

Non Payment of Commission and Fees

Should we refer any unpaid commission and fees to our debt collection agents, costs of 15% plus VAT / 18% inc VAT of the debt will be incurred along with interest at the relevant rate provided for under the Late Payment of Commercial Debts (interest) Act 1998.

VAT is currently charged at 20%

IF YOU HAVE ANY FURTHER QUESTIONS REGARDING OUR FEES OR WOULD LIKE TO SEE A COPY OF THE LANDLORDS TERMS OF BUSINESS THEN PLEASE SPEAK TO A MEMBER OF STAFF.

CLIENT MONEY PROTECTION:
Parkheath are members of 'Propertymark' – www.propertymark.co.uk

INDEPENDENT REDRESS:
Parkheath are members of 'The Property Ombudsman' – www.tpos.co.uk