



CLIENT MONEY PROTECTION (CMA)
PROVIDED THROUGH ARLA



INDEPENDENT REDRESS
PROVIDED BY TPO



AN ARLA LICENCED MEMBER
www.angusroberts.com

TENANT FEES

IN ORDER TO TAKE THE PROPERTY

- Set up/application fee per tenant** £100.00 inc vat
Referencing (identity, immigration, visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other information to prove affordability) as well as contract negotiation, amending and agreeing terms
- Guarantor fee** £100.00 inc vat
As above
- Permitted occupier fee** £100.00 inc vat
- Non refundable holding deposit** £250.00 no vat
To go towards the 1st month's rent
- Security deposit** (not subject to vat) 110% of the month rent (unfurnished)
120% of the months rent (furnished)
£300.00 (no vat) per pet (maximum)
- Pet deposit** (if appropriate) £300.00 (no vat) per pet (maximum)
Held against additional risk of property damage caused by the pet(s) and towards the costs of a professional clean of the carpets/floor coverings at the tenancy end (if not satisfactorily carried out by the tenant)
- Document fee** £150.00 inc vat per property
Preparing and executing the tenancy agreement, preparing the inventory

DURING YOUR TENANCY

- Any change to the agreement or tenants** - where instigated by the tenant £100.00 inc vat
- Tenancy renewal fee** (tenants proportion) £75.00 inc vat

ENDING YOUR TENANCY

- Reference fee** (if required) £24.00 inc vat
- Failed check out fee** (if applicable) £150.00 inc vat
- Agent arrangement fee per contractor** (for works required following check out) £24.00 inc vat

OTHER POSSIBLE FEES

- Late payment fee** – applied at 7 day intervals from the rent due date £30.00 inc vat

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF



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LANDLORD FEES

SERVICE LEVEL

• Fully Managed

12% (equivalent to 10%+vat) chargeable monthly
plus 60% inc vat of 1st months rent min £360.00 inc vat

- ✓ Collect initial funds ✓ Prepare inventory ✓ Register the deposit
- ✓ Collect and account for rent ✓ Offer rent guarantee (at additional cost)
- ✓ Check tenant in ✓ Inform utilities ✓ Visit property quarterly
- ✓ Check tenant out

ADDITIONAL NON OPTIONAL FEES

• Set up fee

£100.00 inc vat

- ✓ Advise on rents ✓ Make recommendations on decorations etc
- ✓ Arrange professional photos ✓ Erect To Let board (if appropriate)
- ✓ Market the property ✓ Advise on non-resident tax status and HMRC (if relevant)

• Deposit registration fee (TDS member)

£30.00 inc vat

• Tenancy renewal fee (landlords proportion)

£75.00 inc vat

• Court attendance fee (if required)

£30.00 inc vat per hour

• Submission of receipts to HMRC

(if appropriate and for Non Resident landlords only)

£120.00 inc vat per submission

OPTIONAL FEES

• Rentsure (Rent Guarantee)

3.6% of monthly rental inc vat

• Arrangement fee for works

10% of net cost inc vat

Where required to arrange refurbishment and/or building works, or insurance claims on behalf of the landlord commission equal to 10% of the associated net costs

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