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Fees To Landlords

Client Money protection provided by



Independent Redress provided by



Level of service offered

<p>TENANT FIND: 10% plus VAT (12% of rent inc VAT) INCLUDES:</p> <ul style="list-style-type: none"> • Collect and remit initial months' rent received • Agree collection of any shortfall and payment method • Provide tenant with method of payment • Deduct any pre-tenancy invoices • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) 	<p>RENT COLLECTION: 11% plus VAT (13.2% of rent inc VAT) INCLUDES:</p> <ul style="list-style-type: none"> • Collect and remit the monthly rent received • Deduct commission and other works • Pursue non-payment of rent and provide advice on rent arrears actions • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) 	<p>FULLY MANAGED: 16% plus VAT (19.2% of rent inc VAT) INCLUDES:</p> <ul style="list-style-type: none"> • Collect and remit the monthly rent received • Pursue non-payment of rent and provide advice on rent arrears actions • Deduct commission and other works • Advise all relevant utility providers of changes • Undertake two inspection visits per annum and notify landlord of the outcome • Arrange routine repairs and instruct approved contractors (providing two quotes) • Hold keys throughout the tenancy term • Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
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Additional non-optional fees and charges (irrespective of level of service)

<p>SETUP FEE (LANDLORD'S SHARE): £240.00 (inc VAT)</p> <ul style="list-style-type: none"> • Agree the market rent and find a tenant in accordance with the landlord guidelines • Advise on refurbishment • Provide guidance on compliance with statutory provisions and letting consents • Carry out accompanied viewings (as appropriate) • Market the property and advertise on relevant portals • Erect board outside property in accordance with Town and Country Planning Act 1990 • Advise on non-resident tax status and HMRC (if relevant) <p>INVENTORY FEE (LANDLORD'S SHARE)</p> <ul style="list-style-type: none"> • Dependent on the number of bedrooms and/or size of the property and outbuildings. A quotation can be sought prior to engagement. <p>DEPOSIT REGISTRATION FEE: £42.00 (inc VAT)</p> <ul style="list-style-type: none"> • Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme • Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy <p>ADDITIONAL PROPERTY VISITS: £90.00 (inc VAT)</p> <ul style="list-style-type: none"> • For specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit <p>SUBMISSION OF NON-RESIDENT LANDLORDS RECEIPTS TO HMRC: £42.00 (inc VAT) quarterly</p> <ul style="list-style-type: none"> • 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 <p>ARRANGEMENT FEE FOR WORKS OVER £500.00 X 10% of net cost</p> <ul style="list-style-type: none"> • 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 	<p>ARRANGEMENT FEE FOR REFURBISHMENTS OVER £500.00 X 12% of net cost</p> <ul style="list-style-type: none"> • 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 <p>OBTAINING MORE THAN TWO CONTRACTOR QUOTES: £42.00 (inc VAT) per quote</p> <p>RENT REVIEW FEE: £90.00 (inc VAT)</p> <ul style="list-style-type: none"> • 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 <p>RENEWAL FEE (LANDLORD'S SHARE): £90.00 (inc VAT)</p> <ul style="list-style-type: none"> • Contract negotiation, amending and updating terms and arranging a further tenancy and agreement <p>CHECKOUT FEE (LANDLORD'S SHARE): Dependent on the number of bedrooms and/or size of the property and outbuildings. A quotation can be sought prior to engagement.</p> <ul style="list-style-type: none"> • 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 <p>COURT ATTENDANCE: £90.00 (inc VAT) per hour</p>
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