

Fees for Residential Agency

Before a tenancy is agreed

Please note we do not charge a set up fee or initial marketing fee of £200-300 like most agents do, we want our fees to be transparent so we set out the individual things you need to pay for.

Usually a set up fee will include agreeing the market rent with you which we don't charge for, erecting a board, putting out adverts such as on Rightmove, carrying out viewings and advising you on compliance matters. We think you should get our advice when you speak to us, you shouldn't have to pay up front for it. Sometimes these fees include part of a cost towards drawing up the tenancy or the inventory. We think you should know the exact costs.

		Who Pays?
• Advert on Rightmove	£9.99 per week.	Landlord
• Board	£20 plus fitting	Landlord
• Right to Rent Checks	£30	Landlord
• Gas Safety arrangement fee	£25	Landlord
• EPC arrangement fee	£25	Landlord
• EPC including plans	£70 (subject to valuer's quote)	Landlord
• Tenant Referencing	Subject to independent fee quote	Landlord
• Guarantor administration fee	£30	Landlord
• Check In	£170 - £225 depending on property size	Landlord
• Abortive Charge	£0	
• Inventory	£100-£130 depending on property size	Landlord
• Key Cutting	£10 plus cost of keys	Landlord
• First Tenancy Agreement	£50	Landlord
• TDS Registration	£20	Landlord
• Rent Guarantee	Subject to insurers quote	Landlord

Michael Parkes

RESIDENTIAL LETTINGS

Other things we may charge which would be subject to a separate agreement

- Submission of non resident landlord tax information to HMRC
- Dealing with a dispute over return of deposit.
- Court attendance
- Management @ 10%
- Issuing section notices
- Organising a pre-tenancy clean
- Arranging purchase of furnishings
- Arranging sale or disposal of unwanted furniture.
- A separate pet agreement
- Arranging end of tenancy cleaning or repairs.

All charges are plus VAT

NB The Government consulted in April 2017 about a ban on Tenant Fees. In November 2017 they introduced a draft bill to Parliament. We are waiting to hear when this becomes legislation but it is likely that all a tenant will have to pay is the rent and a capped deposit (6 weeks rent). They may pay a refundable capped holding deposit of 1 weeks rent.