

Quick Guide Schedule of Landlord Fees - Assured Shorthold Tenancies

	Full Management 75% plus VAT of first month's rent and 10% plus VAT monthly	Tenant Find Only 100% plus VAT of first month's rent
Marketing and accompanied viewings	✓	✓
Advising on refurbishment and providing guidance on compliance with statutory provisions and lettings consensus.	✓	✓
Tenant Referencing to include Right to Rent	✓	✓
Guarantor Referencing (where applicable) to include Right to Rent	✓	✓
Professionally prepared Inventory (subject to additional fee)	Cost available on request	Cost available on request
Preparation of tenancy agreement and all relevant Notices	✓	✓
Collection of first month's rent and deposit	✓	✓
Arranging deposit protection with Tenancy Deposit Scheme	✓	✓ (First year only, subsequent years subject to a fee)
Collection of monthly rent	✓	
Preparation of monthly rent statements including maintenance invoice management	✓	
Credit control as required	✓	
Utility and Council Tax management	✓	
Regular inspections	✓	
Reactive and proactive maintenance management	✓	

For further details please see attached.

Subject to regular review.

<p>Set Up Fee:</p>	<p>For Nicholas Percival Find Services there is a setup fee equal to 100% plus VAT of the first month's rent.</p>
<p>The setup fee includes agreeing the market rent and finding a tenant in accordance with the landlord's guidelines. This involves marketing and advertising the property, erecting a board (optional), carrying out accompanied viewings as appropriate.</p> <p>This fee covers advising all utility providers and the Local Authority of any tenancy changes.</p> <p>This will include the cost of Tenant Referencing the applicant(s). The check will include credit status, current or previous employer, current or past landlord and taking into account any other information to help assess the affordability criteria of the applicant(s). Depending on the outcome of the referencing, an applicant(s) earnings or overall financial position may require a Guarantor. The cost of referencing a Guarantor is included in the fee. Should there be a specific situation whereby you have consented to a permitted occupier, appropriate documentation to reflect this is included within the fee.</p> <p>We shall carry out Right to Rent checks on the applicant(s) and any other adult occupier of the property at the commencement of the tenancy.</p>	
<p>We shall carry out further checks on adult occupants with time-limited Right to Rent or where you have instructed us to commence a Right to Rent check on a new adult occupier where there is a change in occupancy during the Tenancy.</p>	<p>£25 plus VAT</p>
<p>Inventory</p> <p>It is important to have a thorough and detailed inventory which service a number of vital functions, including providing a catalogue of the let property, an unbiased record of its condition and any terms included in the tenancy. It forms part of the legally binding contract between the tenant and the Landlord.</p>	<p>Cost available on request</p>
<p>Annual Deposit Registration Fee <i>after initial term</i></p>	<p>£50 plus VAT</p>
<p>Checkout Fee</p> <p>The checkout fee covers agreeing with the tenant(s) a check out date and arranging an appointment, negotiating with the Landlord and tenant(s) any disbursement of the security deposit. To return the deposit to the agreed parties. Remit any disputed amount to Scheme for final adjudication.</p>	<p>£160 plus VAT</p>
<p>Renewal Fee</p> <p>Including advice and implementation of Rent Review, including deposit registration for the same year.</p>	<p>£250 plus VAT</p>

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Fees vary depending on our 2 service levels (Fully Managed and Tenant Find)

Fully Managed Service	Fee
<p>Set Up Fee:</p> <p>Includes: -</p> <p>Agreeing the market rent and finding a tenant in accordance with the Landlord's guidelines. This involves marketing and advertising the property, erecting a board (optional) in accordance with Town and Country Planning Act 1990. Carrying out accompanied viewings as appropriate.</p> <p>It also includes providing notification of non-resident tax status and making an HMRC deduction. Also included is advising on refurbishment and providing guidance on compliance with statutory provisions and lettings consensus. This will include the cost of Tenant Referencing the applicant(s). The check will include credit status, current or previous employer, current or past landlord and taking into account any other information to help assess the affordability criteria of the applicant(s). Depending on the outcome of the referencing, an applicant(s) earnings or overall financial position may require a Guarantor. The cost of referencing a Guarantor is included in the fee. Should there be a specific situation whereby you have consented to a permitted occupier, appropriate documentation to reflect this is included within this fee. We shall carry out Right to Rent checks on the applicant(s) and any other adult occupier of the property at the commencement of the tenancy. We shall carry out further checks on adult occupants with time-limited Right to Rent or where you have instructed us to commence a Right to Rent check on a new adult occupier.</p>	<p>75% of first month's rent plus VAT</p>
<p>Security Deposit Registration</p> <p>All Tenants' deposits must be registered by law with a Government authorised scheme. We will register the landlord and tenant details and protect the security deposit, then providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy. The Scheme used by Nicholas Percival is Tenancy Deposit Scheme.</p>	<p>included</p>

<p>Inventory It is important to have a thorough and detailed inventory which service a number of vital functions, including providing a catalogue of the let property, an unbiased record of its condition and any terms included in the tenancy. It forms part of the legally binding contract between the tenant and the Landlord.</p>	<p>Subject to fee, cost available on request</p>
<p>Monthly fee This is a commission calculated as a percentage of the monthly rent for collecting and remitting the monthly rent received, deducting commission and other costs e.g., repairs, and supplying monthly/quarterly statements. When necessary, it includes the pursuance of non-payment of rent and providing advice on rent arrears actions. It includes routine inspections, and the landlord is advised of the outcome. This fee covers advising all utility providers of any tenancy changes, arranging routine repairs, and holding the keys during the tenancy.</p>	<p>10% plus VAT</p>
<p>Court Attendance In the unfortunate event where Nicholas Percival might need to represent you in court, a fee is charged.</p>	<p>£200 plus VAT incl. expenses.</p>
<p>Withdrawal Fee <i>before the tenancy has started.</i> When a landlord terminates an agreement before the tenancy has started, any actual costs incurred in the marketing and set up of the property are passed on to the Landlord.</p>	<p>A maximum fee of £200 plus VAT</p>
<p>Withdrawal fee <i>after the tenancy has started.</i> When a Landlord terminates an agreement and the tenant remains in the property. The fee includes notifying the tenant and advising the tenant of their security deposit status.</p>	<p>One calendar month's rent plus VAT</p>
<p>Dispute Fee Post checkout if any proposed deductions in the security deposit are disputed by the tenant, this fee covers completing the relevant document to support the landlords' position.</p>	<p>£100 plus VAT</p>

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