



Fees to: landlords

www.fishergerman.co.uk

level of service offered:

Individual items (Inc VAT)	Let Only: 10% of rent (Inc VAT)	Fully managed: 12% of rent (Inc VAT)
<p>INCLUDES:</p> <ul style="list-style-type: none"> • Property visit and report £90 • Rent review £90 • Renewal of AST £120 • Registration of deposit with TDS, including issuing of certificate £66 	<p>INCLUDES:</p> <ul style="list-style-type: none"> • Collect 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>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 • Hold keys throughout the tenancy term (if provided by landlord) • Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

client money protection (cmp) provided by: **RICS**

independent redress provided by: **os:P**

- Fee (Landlords Share): £295 (inc VAT)
- 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)

Inventory Fee (landlords share) See attached Schedule
 Dependent on the number of bedrooms and/or size of the property and outbuildings

...(continued)

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Deposit Registration Fee: £66 (inc VAT)
• 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

Additional property visits: Fee based on charge per hour, see fee schedule
• To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Arrangement Fee for works over £750: 10% of net cost
• 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

Arrangement fee for refurbishments over £750: 10% of net cost
• 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

Obtaining more than two contractors quotes £18 (inc VAT) per quote

Rent Review Fee £90 (inc VAT)
• Review rent in accordance with current prevailing market condition and advise the landlord
• Negotiate with tenant
• Direct tenant to make payment change as appropriate
• Serve Section 13 Notice if tenancy is on a rolling monthly basis

Renewal Fee (landlords share) £120 (inc VAT)
• Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Checkout Fee (landlords share) Fee based on charge per hour, see fee schedule
• 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

Court Attendance Fee based on charge per hour, see fee schedule

ALL FEES ARE SUBJECT TO A SIGNED TERMS OF BUSINESS AGREEMENT

FEE SCHEDULE AVAILABLE UPON REQUEST

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