

LANDLORD FEES

Fully Managed	Rent Collection	Let Only
14.4% incl VAT	12% incl VAT	1 Months Rent + VAT

Additional non-optional fees and charges

Pre-tenancy fees (all service levels)

Arranging and facilitating compliance, if not provided on instruction:

Landlord Anti-money Laundering check: £75.00 incl VAT

Energy Performance Certificate (EPC): From £125.00 incl VAT per property

Gas Safety Certificate: From £125.00 incl VAT

Gas Safety Certificate & Boiler Service £240.00 incl VAT

Electrical Installation Condition Report (EICR): From £260.00 incl VAT

Portable Appliance Testing (PAT): From £100.00 incl VAT depending on appliances.

Arrangement Fee: £42.00 incl VAT for arranging compliance certificates pre tenancy for Fully Managed landlords and pre/mid tenancy for Rent Collection & Let Only landlords.

Start of tenancy fees

Set-up fee: £380.00 incl VAT per tenancy (for all service levels)

Providing guidance on compliance and any required property improvements, professionally edited photos, producing a video tour and floorplan, marketing the property on relevant portals, our own website and across social media, conducting accompanied viewings, referencing for up to two tenants (ID checks, Right to Rent checks, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional tenant referencing fee: £42.00 incl VAT per tenant

As per referencing section of set-up fee above, for additional tenants.

Guarantor fee: £70.00 incl VAT per guarantor

Covering credit referencing, ID checks and preparing a Deed of Guarantee.

Deposit Registration Fee: £6.00 per month incl VAT (for Rent Collection and Fully Managed)

Let Only Deposit Registration Fee £95.00 incl VAT per tenancy every 12 months, regardless if there is no fixed term.

Deposit administration fee: £240.00 incl VAT per tenancy (Let Only and Rent Collection)

Inventory make fee: From £150.00 incl VAT (dependent on size of property)

Creation of a highly detailed Inventory and Schedule of Condition with photographs.

Accompanied check-in fee: From £160.00 incl VAT (dependent on size of property)

Attendance of an independent inventory clerk to welcome the tenant(s), confirm the Inventory and Schedule of Condition, highlight the location of the utility meters, stop-cocks etc, test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

Inventory update fee between tenancies: £115.00 incl VAT

Updating the highly detailed Inventory and Schedule of Condition with photographs between tenancies as advised by the tenancy deposit scheme

Landlord withdrawal fee (before move-in): Set-up fee + one week's rent per tenancy

To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

Rent Recovery Service: From £38.00 incl VAT per month (for Rent Collection and Fully Managed)

Protection against non-payment of rent and expired notice seeking possession.

During tenancy fees

Additional property visits: £95.00 incl VAT per visit

Should the landlord request property visits in addition to those within their existing terms of business.

Renewal fee: £150.00 incl VAT per tenancy

Contract negotiation, amending and updating terms and arranging for the signing of a new tenancy agreement.

Negotiation of a periodic tenancy: £120.00 incl VAT per tenancy

Dealing with insurance claims in excess of £2,000: 12% incl VAT of the claim

For processing, managing and expediting a claim on behalf of the landlord. Fully managed service only.

Change of ownership: £250.00 incl VAT

Contract amending and updating terms and arranging for the signing of a new tenancy agreement.

Addendum to Tenancy: £60 incl VAT

Contract amending and updating terms and arranging for the signing of a new tenancy agreement.

Change of Tenant: £150.00 incl VAT

Referencing the tenant, contract amending and updating terms and arranging for the signing of a new tenancy agreement.

Arrangement Fee: £42.00 Incl VAT

End of tenancy fees

Check-out fee: From £160.00 incl VAT (dependent on size of property)

Attendance of an independent inventory clerk to undertake an updated Schedule of Condition based on the original Inventory and negotiating the repayment of the security deposit.

Propose and negotiate deposit deductions: £240.00 incl VAT per tenancy (Let Only and Rent Collection)

Tenancy dispute fee: £240.00 incl VAT per tenancy

The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit.

Service of legal notices (drawn up by a solicitor):

Administration & service of Section 21 notice: from £240.00 incl VAT per notice

Administration & service of Section 8 notice based on mandatory grounds and Section 21 notice: from £300.00 incl VAT per notice

Administration & service of Section 8 notice based on mandatory grounds: from £240.00 incl VAT per notice

Administration & service of Section 8 notice based on discretionary grounds: from £300.00 incl VAT per notice

Court attendance: £200.00 incl VAT per half day or £380.00 incl VAT per full day

For a member of the Sears staff to attend court on your behalf.

Financial charges

Interest on unpaid commission: 3% above the Bank of England Base Rate from due date until paid

Submission of Non-resident Landlord receipts to HMRC: £100.00 incl VAT quarterly.

To remit and balance the financial return to HMRC on both a quarterly and annual basis.

Other fees and charges

Obtaining more than two contractor quotes: £42.00 incl VAT per quote (Fully Managed service only)

Vacant property management fee: £120.00 incl VAT per visit

To cover the costs associated with visiting the property to undertake visual checks on the inside and outside at a frequency agreed with the landlord.

Management takeover fee: £240.00 incl VAT per tenancy

To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under "Set-up fees" above, receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.

Deposit transfer fee: £42.00 incl VAT per deposit

Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.

Supply of Temporary Heaters: £40.00 incl VAT for day one and £20.00 + VAT every day after.

Key Cutting Service: £25.00 incl VAT + price of keys

Client Money Protection (CMP) provided by:



Independent Redress provided by:



Members of:

