

LANDLORDS FEES SCHEDULE

ADDITIONAL NON-OPTIONAL FEES AND CHARGES



PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of them itself) if not provided on instruction or undertaken by the landlord:

Energy Performance Certificate (EPC)

Nil per tenancy

Gas Safety Certificate (GSC)

10% (inc. VAT) per tenancy

Electrical Installation Condition Report (EICR)

10% (inc. VAT) per tenancy

Portable Appliance Testing (PAT)

10% (inc. VAT) per tenancy

Legionella Risk Assessment

10% (inc. VAT) per tenancy

Installing smoke alarms and carbon monoxide detectors

10% (inc. VAT) per tenancy

Testing smoke alarms and carbon monoxide detectors on the first day of tenancy

£60 (inc. VAT) per tenancy

Handling local authority licensing application

£120 (inc. VAT) per tenancy

START OF TENANCY FEES

Set-up Fees £420 (inc. VAT) per tenancy. Includes ID checks, Right-to-Rent check, contract negotiation (amending and agreeing terms), arranging the signing of the tenancy agreement and an Inventory for up to a 3 bedroom property. Fully Managed and Rent Collection only.

Tenant Referencing Fees £120 (inc. VAT) per tenant. Includes ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability.

Guarantor Fees £120 (inc. VAT) per guarantor. Includes credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees £72 (inc. VAT) per permitted occupier. Includes explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Deposit Registration Fees Tenant Find Only (when collected). £120 (inc. VAT) per tenancy. Includes registering landlord and tenant details and protecting the security deposit with a Government-authorised Scheme. Providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Inventory Fees See separate Schedule. Dependent on the number of bedrooms and/or size of the property and any outbuildings.

Accompanied Check-in Fees £120 (inc. VAT) per tenancy. Includes attending the property to welcome the tenant(s), confirming the Inventory and Schedule of Condition, explaining the operation of appliances, highlighting the location of utility meters, stopcocks etc. and testing that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory, as above.

Landlord Withdrawal Fees (before move-in) £360 (inc. VAT) per tenancy. This fee covers the costs associated with the marketing, advertising and tenancy set-up, should the landlord withdraw from the tenancy before it has started.

END OF TENANCY FEES

Check-out Fees £144 (inc. VAT) per tenancy. Includes attending the property to undertake an updated Schedule of Condition, based on the original Inventory and negotiating the repayment of the security deposit. Fully Managed service only.

Tenancy Dispute Fee £120 (inc. VAT) per tenancy. Includes the costs associated with submitting the case to the tenancy deposit scheme, as well as dealing with all correspondence relating to the dispute. Fully Managed service only.

Service of Legal Notices Section 8 or Section 21 £48 (inc. VAT).

If you have any questions about our fees, please ask a member of our team.


CLIENT MONEY PROTECTION:
www.propertymark.co.uk

arla
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INDEPENDENT REDRESS:
www.tpos.co.uk



 lettings@jeffries.co.uk

 02392 647171



Orchard House, Furzehall Farm, Fareham, Hants. PO16 7JH