LANDLORD FEES SCHEDULE

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

Maskells

www.maskells.com

START OF TENANCY FEES:

Administration Charge: £360 (Inc. VAT) per tenancy. For preparing and negotiating the Terms of the Tenancy Agreement, organising an EPC, electrical checks, cleaning, lodging the Deposit with the TDS, arranging a gas safety certificate, inventory and check in. Any contractor and third party invoices are in addition to our Administration Charge.

Tenant Referencing Fees: £48 (Inc. VAT) per tenant
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: 48 (Inc. VAT) per guarantor
Covering credit referencing and preparing a Deed of Guarantee (or as part of the tenancy Agreeement)

Company Referencing Fees: £60 (Inc. VAT)

Inventory and check in Fees: Cost is dependent on the number of bedroom and/ or size of property. Please ask us for more details. This cost is for the third party inventory clerk to attend the property to undertake an Schedule of Condition inventory and check in documentation.

Landlord Withdrawel Fees (Before move-in): £1200 (Inc. VAT) per tenancy. To cover the cost associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started

DURING TENANCY FEES

Renewal Fees: £240 (Inc. VAT) per tenancy
Contract negotiation, amending and updating terms and arranging for the singing of a further tenancy agreement. Re-registering the doposit with the Tenancy Deposit Scheme

Change of Sharer Fee: £0 per request. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-To-Rent checks, deposit registration as well as the preparation and excution of new legal documents. Cost covered by Tenant.

Tenant Referencing Fees During the change of sharer process: £48 (Inc. VAT) per tenant and guarantor (if required)

Non-Resident Landlord HMRC submissions: £0 per annum for managed properties. To remit and balance the financial returnto HMRC. This includes 4 quarterly returns, an annual return and submission of the NRL6 form.

END OF TENANCY FEES

Check-out Fees: Cost is dependant on the number of bedrooms and/or size of the property. Please ask us for more details. This cost is for a third party inventory clerk to attend the property to undertake an updated Schedule of Condition based on the orginal inventory and check in documents

Tenancy Dispute Fee: £300 (Inc. VAT) per tenancy
The costs associated with the preparation of all evience 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 propected deposit

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION: propertymark
www.propertymark.co.uk

INDEPENDENT REDRESS: The Property Ombudsman
www.tpos.co.uk