

LANDLORD FEES SCHEDULE



What's included	Tenant Find Only Inclusive of VAT	Fully Managed Inclusive of VAT plus 12% inclusive of VAT monthly charge
Start of Tenancy Fees		
Set up Fees to include: Advertising the property to rent on the major property portals; Accompanying all viewings if required; Reference checks for up to two tenants, including right to rent checks; Drawing up the tenancy agreement	£700.00	£700.00
Additional Fees		
Additional Tenant Referencing including Guarantor referencing	£50.00 per application	Included
Deposit Registration to include: Registering the Landlord and the Tenant with the Tenancy Deposit Scheme (TDS), provide the tenant with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date	£60.00	Included
Accompanied Check in to include: Attend the property and welcome the tenant, go through all of the paperwork	£60.00	Included
Landlord Withdrawal Fees (before moving in) To cover the costs associated with marketing, advertising and tenancy set up should the Landlord withdraw from the tenancy before it has started.	£450.00	£450.00
Independent Inventory - Unfurnished 1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedrooms 5 Bedrooms For furnished dwelling add an additional £10.00	£90.00 £102.00 £114.00 £132.00 £150.00	Included
Arranging and facilitating statutory compliance if not provided on instruction or undertaken by the Landlord		
Gas Safety Check	£70.00	£70.00
Energy Performance Certificate (EPC)	£108.00	£108.00
Legionella Risk Assessment	£72.00	£72.00
Co2 Alarm replacement	£24.00	£24.00

During Tenancy Fees		
Additional Property Visits Under the managed agreement Follwells will inspect the property every six months, if you require additional visits they will be charged in addition.	N/A	£50.00
Rent Reviews Review rent in accordance with current prevailing market conditions and advise the Landlord, negotiate with the tenant, update the tenancy agreement and serve a section 13 notice if the tenancy agreement is on a periodic basis	£100.00	Included
Renewal Fees Contract negotiating, amending and updating the terms and arranging for the signing of a further tenancy agreement	£100.00	Included
Right to Rent Follow up checks Undertaking a repeat check in person on a time limited visa in accordance with the Immigration Acts 2014 and 2016. Notifying the Home Office should an illegal overstayer be identified. This does not apply to a Tenant Find Service	N/A	Included
Landlord Withdrawal Fee To cover the costs associated with advising the tenant of the change and the position of the security deposit, transferring the security deposit to the Landlord or new Agent and returning all relevant documents to the Landlord. This does not apply to a Tenant Find Service.	N/A	£140.00
End of Tenancy Fees		
Check out Fees Independent Check out Inventory - Unfurnished 1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedrooms 5 Bedrooms For furnished dwelling add an additional £10.00	£90.00 £102.00 £114.00 £132.00 £150.00	Included
Tenancy Dispute The costs associated with the preparation of all evidence and submitting the case to the TDS. This only applies if the Agent has registered the deposit and if there is an inventory in place	£100.00	Included
Serving of Section Notices (Section 8 or Section 21)	£60.00	Included
Contractor commission – to cover the costs associated with arranging and facilitating the visit of a vetted professional tradesman	N/A	No charge
Vacant Property Management – To cover the costs associated with visiting the property to undertake visual checks on the inside		£30.00 per visit

Management Take over – To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, receiving and protecting the deposit and providing all necessary legal documentation to the tenant.		£180.00
Deposit Transfer Fee – Should the Landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance.		£30.00
Sales Commission – if a Tenant who we introduce purchases the property we will be entitled to 1% of the agreed selling price plus VAT		1% of the agreed sales price plus VAT
Commission and Fees Follwells do NOT receive commission from insurance companies, referencing companies, utility providers, Contractors or Solicitors.		

CLIENT MONEY PROTECTION:

www.rics.org



INDEPENDENT REDRESS:

www.theprs.co.uk



www.arla.co.uk

