

FEES TO LANDLORDS

	Full Management Plus FMP (Incl Rental Guarantee)	Full Management Standard FMS	Tenant Find TF	Introduction Only	Cost if you wish to add the item to your chosen service
Please note, all prices are inclusive of VAT unless otherwise stated.					
SET UP FEE, SOLE AGENCY (Inclusive of VAT)	£300	£300	£420	£360	
ABOVE PRICING DOUBLES FOR JOINT AGENCY					
MONTHLY COMMISSION (Inclusive of VAT)	16.2%	13.2%	N/A	N/A	
Housing Health & Safety Rating (HHSRS) Risk Assessment	✓	✓			£120
12 month rent guarantee	✓				£21.6 per month
Online proof of ownership Land Registry search	✓	✓			£12
To Let Board	✓	✓	✓	✓	N/A
Website advertising, Rightmove, On The Market and in house website	✓	✓	✓	✓	N/A
Prospective tenant telephone screening	✓	✓	✓	✓	N/A
Accompanied viewings	✓	✓			Minimum £15/ view
Referencing per tenant, guarantor and permitted occupier	✓	✓	✓		£60
Right to Rent checks per tenant, guarantor and permitted occupier	✓	✓	✓		£24
Tenant proof of ID and address checks per tenant, guarantor and permitted occupier	✓	✓	✓		£24
Provision of 'How to Rent Guide' to your tenants	✓	✓	✓		£15
Preparation of Assured Shorthold Tenancy AST	✓	✓	✓		£120
Client Money Protection insured	✓	✓	✓		N/A
Deposit Registration	✓				£18 pa
Pre-Marketing inspection with internal & external photographic evidence	✓	✓	✓		£50
Utility Companies updated of changes on-line	✓	✓			£36
Interim Inspection with report and accompany photographs					£36 each visit after check in
Compliance Review	✓	✓			£90
Key Management system	✓	✓	✓		N/A
Process initial rent	✓	✓	✓		N/A
Manage ongoing rents	✓	✓			N/A
Manage repairs / quotations	✓	✓			Minimum £36
Tenancy renewal	✓	✓			£36
Arrangement of periodic contract	✓	✓			£36
Rent Reviews and issuing section 13	✓	✓			£36
Service of Form 6A Section 21 notice	✓				£36
Service of Section 8 notice					Minimum £60
HMRC ready end of year Tax Return					Minimum £50
HMRC deduction of tax and notify quarterly					£30
Paper or electronic monthly statements	✓	✓			N/A
Temporary Heater cover	✓	✓			Minimum £36
Miscellaneous Procurement Fee	✓	✓			£15 if more than 1 hour
Inventory and schedule of condition report (Non-Optional for FMP,FMS & RC service)					£125
Closing inspection and condition report					£72
Deposit dispute case preparation service	✓	✓			£36
Legionnaires Risk assessment					Minimum £60
Installation of battery operated smoke alarms					Minimum £30 each
Installation of battery operated CO2 alarms					Minimum £30 each
Sweeping chimneys at start of tenancy					POA
Additional keys cut					Cost + £10
Provide an Energy Performance certificate (EPC)					£90
Provide a Floor Plan (Free of charge if you order an EPC with us)					£90
Project manage refurbishments					POA
Gas certificate					£75
Visual Electrical check					£80
Void inspections					Minimum £30
Applying for selective license on behalf of the landlord and nominating Bricknells rentals as the manager					£50
Applying for HMO license on behalf of the landlord he manager					£50
Cancellation fee to agent (If Landlord takes over management of the tenancy from the start of the tenancy)					Minimum £420
Cancellation fee to agent (If Landlord cancels tenancy after tenants are found but before tenancy starts)					Minimum £300
Termination of Agreement for whatever reason					£240
Purchase by a party introduced by us					1% Sale price
Accepting a sale whilst on the market with us					£300
Standard hourly rate for additional administrative works including dealing with utility bills					£35/hour
Valuation for Mortgage Application					£36
House Sitting					Minimum £35