

SCALE OF LANDLORD FEES

LETTING SERVICE OPTIONS:

Service Option	% of first month's rent.	Minimum Fee
Full Management	100%	£600
Rent Collection	100%	£600

Referencing & Tenancy Agreement

Referencing tenant/s and drawing up, signing and exchanging of Tenancy Agreement plus provision of prescribed documentation

£0

ADDITIONAL FEES AND CHARGES:

Deposit Registration with TDS

Provide Landlord and Tenant details, register to protect the deposit with the Tenancy Deposit Scheme and issue Prescribed Information for the duration of the Tenancy.

7HDWLG £45

Full Management/Rent Collection £0

Schedule of Condition & Inventory

(included within Full Management Service)

Compile a written schedule of condition with photographs noting the internal decoration and condition of the property, listing fixtures and fittings and condition of gardens and outside areas.

Up to 2 bedrooms

£0

3 bedrooms

£0

4+ bedrooms

£0

There will be an additional charge of £100 where the property is fully furnished.

Energy Performance Certificate (EPC)

£50

Arranging for an Energy Performance Certificate to be undertaken. An Energy Performance Certificate gives an energy efficiency and an environmental impact rating and is a mandatory requirement for all properties marketed to Let.

Floorplans & Photographs (if requested)

£0

Arranging for a floorplan and professional photographs.

EPC, Floorplan & Photographs (if requested)

£0

Arranging for an EPC, floorplan and professional photographs.

Legionella Risk Assessment

£0

Arranging a Legionella Risk Assessment to be undertaken by a specialist Legionella risk assessor.

Addendum/Change During Tenancy at Landlord's Request

£0

Contract negotiation, amending terms and updating the Tenancy Agreement.

Renewal Agreement Fee	£100
<small>(included within the Full Management Service) Contract renegotiation, agreeing and updating terms, drawing up and exchanging Tenancy Agreements.</small>	
End of Tenancy Check Out	
<small>(included within the Full Management Service)</small>	
Up to 2 bedrooms	£180
3 bedrooms	£200
4 + bedrooms	£230
Deposit Negotiation / TDS Submission	£125
<small>(included within the Full Management Services) To negotiate the deposit between Landlord and Tenant and if required submission of dispute to the Tenancy Deposit Scheme for adjudication. Charge based on time taken at the agreed hourly rate.</small>	
Section 21 Form 6a and Section 8 Notices	£85
<small>(included within the Full Management Services) Preparation and service of the required notice by post and recorded delivery.</small>	
Rent Review and Section 13 Notice	£60
<small>(included within the Full Management Services) Advising on current market rent, negotiating rent review and serving Section 13 Notice, if required, and updating tenancy agreement.</small>	
Hand Delivery of Notice	£50 & 45p per mile from Cullompton
<small>When the hand delivery of a Notice is additionally required</small>	
Statutory HMRC return for Non-Resident Landlords	£125
<small>To submit the return to HMRC quarterly and annually and respond to any specific enquiry relating to the return from either the Landlord or HMRC.</small>	
Additional Property Visit	£75
<small>Where a Landlord requests Stags to undertake an additional property visit outside the scope of the standard terms of business.</small>	
Abortive Letting Fee	£300
<small>In the event of the landlord withdrawing from the agreed let after the introduction and referencing of a suitable tenant. This fee will be charged to cover abortive administration, marketing and advertising expenses.</small>	
Introduction of a Purchaser	1.5 %
<small>Payable if the Tenant subsequently purchases the property, whether before, during or after entering a Tenancy, commission will be payable to Go-Ahead Lettings on the successful completion of the sale.</small>	
Gas Safety & Electrical Certificate	£25
<small>(included within the Full Management Services) If requested to instruct an approved contractor to undertake a gas safety certificate or electrical report.</small>	
Overseeing Works (if requested)	£75 per hour
<small>Where the Landlord requests Go-Ahead Lettings to oversee any major works, which fall outside the scope of the standard terms of business and exceed £500 plus VAT (if applicable).</small>	
Agreement Only Fee To Include Registration Of Deposit With TDS	£300
<small>Drawing up of the Tenancy Agreement only, plus registration of deposit and provision of prescribed documentation.</small>	
Hourly Rate	£75
<small>For any work carried out by Go-Ahead Lettings outside of the scope of our letting service options will be charged at an hourly rate.</small>	
Key cutting	£10.00 per key