

## Landlord Tariff

**Gold Package\* @ 15% + VAT (18% Inc)**

Property Management, Lettings & Rent Administration Service

**Silver Package\* @ 12.5% + VAT (15% Inc)**

Lettings & Rent Administration Service

**Bronze Package @ 10% + VAT (12% Inc)**

Standard Lettings Service – Please note rent guarantee is not available with this package

\*Fees collected monthly of monthly rent (Gold and Silver)

### Rent & Legal Protection Cover\*\* (from £20.83 per month)

This will be sent to you by a third party and there is an option to pay this fee monthly (\*\*This cover is only available with the Gold or Silver package).

#### Example of fees including VAT

Gold – Rent Amount (£1000.00) x Tenancy Term (12 Months) x 21% (Package) + £270.00 (contract fee) + £250 (Rent Protection) = £253.33 per month

Silver - Rent Amount (£1000.00) x Tenancy Term (12 Months) x 18% (Package) + £270.00 (contract fee) + £250 (Rent Protection) = £223.33 per month

Bronze - Rent Amount (£1000.00) x Tenancy Term (12 Months) x 12% (Package) + £270 = £1710.00 in advance of the tenancy commencement.

#### Lettings Renewal/Periodic/Continuation Fee

A fee based on the original fee option agreed between us and as set out on the 'Instruction Letter and Terms of Business' document before the start of the original tenancy (including minimum fee provisions) in respect of each extension and renewal of a tenancy, as if it were a new letting. The same letting fee applies if the tenancy is not formally renewed and the tenant 'holds over' and the tenancy becomes periodic.

The following fees will apply, depending on how the tenancy is to be extended:

Fixed term tenancy = Lettings fee + tenancy agreement preparation fee

Periodic tenancy = Letting fee based on the original term + periodic administration fee

#### Contract Fee's

A set up of fee (Landlord's share) is a payable cover initial administration costs. This covers photographs & marketing, negotiation of tenancy offer, accompanied viewings, arranging tenant referencing, advising Landlord of compliance and lettings consents required, drawing up of Tenancy Agreement and exchanging the same.

- This is £270 including VAT where the monthly rent is < £1,000
- This is £310 including VAT where the monthly rent is > £1,000 < £2,000
- This is £510 including VAT where the monthly rent is > £2,000 < £3,000
- This is £760 including VAT where the monthly rent is > £3,000
- Landlord contract extension (if required) will be charged at £15 (inclusive of VAT) per calendar month on our Rent Collect and Fully Managed service deducted from the monthly rental payments. (£15 per calendar month x 12 months = £180 per annum)
- A contract extension fee on a Lettings & Renewal Service will be charged in advance at £270 Inc. VAT.

#### Pay monthly Option 2.5% + VAT (3% inc VAT)

Allows you to pay the total fee monthly for the duration of the tenancy. This option is only available on the Rent Collection & Managed Service.

#### Other Costs

Please note there will be an administration charge of £75.00 Inc. VAT for any corrections to paperwork once signed. Please ensure the spelling of your full name and address is correct prior to signing.

ElliotLee can organise on your behalf any of the additional services below and payment arrangements will be discussed with you prior to any works being instructed or carried out (all prices are inclusive of VAT):

Gas Safety Certificate	£102.00	Requests for End of Year Paperwork	£120.00
Renew Gas Safety Certificate annually <small>(whilst under ElliotLee Terms of Business)</small>	£102.00	Manage an Unoccupied Property	£60.00
PAT Test (per appliance)	£24.00	Inland Revenue Returns Landlords Acct	£180.00
Professional Inventory Check-in	P.O.A	Pre-approved Mid-tenancy Addendums	£36.00
Professional Check in and re-write From	£156.00	Amendments to Inventory	£30.00
Deposit registration	£42.00	Dispute on Deposit Help with DPS	£120.00
Energy Performance Certificate (EPC)	£120.00	Court Attendance – Per hr (min 2 hrs)	£120.00
Additional Visits (Gold Service Only)	£60.00	Periodic Administration Fee	£120.00
Requests for Copy of Paperwork	£12.00	Accompanying a Contractor – Per hr (min 2 hrs)	£60.00
Serving of Notices	£114.00	Property Vacant Management (per month)	£90.00



