

Fees to Landlords

	Fully Managed	Rent Collection	Find a Tenant	Marketing only
Management Charge or set up fee (includes items marked ✓)	12% of rent (inc. VAT) 2 weeks rent plus VAT (subject to a minimum fee of £450 (inc. VAT) Example £850 rent x 12 divided by 52 x 2 plus 20% = £470.77	10% of rent (inc. VAT) 2 weeks rent plus VAT (subject to a minimum fee of £450 (inc. VAT) Example £850 rent x 12 divided by 52 x 2 plus 20% = £470.77	3 weeks rent plus VAT (subject to a minimum fee of £450 (inc. VAT) Example £850 rent x 12 divided by 52 x 3 plus 20% = £706.16	£199.00 (inc. VAT)
Free Market Appraisal	✓	✓	✓	✓
Agree the market rent and find a tenant in accordance with the landlord guidelines	✓	✓	✓	✓
Advise on refurbishment	✓	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓	✓
Market the property and advertise on relevant portals	✓	✓	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990	✓	✓	✓	✓
Advise on non-resident tax status and HMRC (if relevant)	✓	✓	✓	
Applicant referrals via email				✓
Accompanying Viewings	✓	✓	✓	
Tenancy Agreement included	✓	✓	✓	£200.00 (inc. VAT)
Inventory & Schedule of condition report	Subject to the size of the property	Subject to the size of the property	Subject to the size of the property	Subject to the size of the property
Notifying utilities at the beginning and end of tenancies	✓	✓		
TDS Registration and Security deposit to be held by Field Palmer as a stakeholder	£30.00 (inc. VAT)	£30.00 (inc. VAT)	£42.00 (inc. VAT)	£42.00 (inc. VAT)
Monthly rent collection and transfers	✓	✓		
Regular property inspections and reports	✓	£60.00 (inc. VAT) per Inspection		
Arranging property repairs	✓			
Paying property related bills	✓			
No renewal commission	✓	✓		
Renewal Fee (landlords share including Deposit registration where required) Contract negotiation, amending and updating terms and arranging a further tenancy agreement	£150.00 (inc. VAT)	£150.00 (inc. VAT)	£200.00 (inc. VAT)	
Service of renewal notices	✓	✓	See above	
Service of Section 13 Notice to increase rent	£150.00 (inc. VAT)	£150.00 (inc. VAT)	£200.00 (inc. VAT)	
Service of legal notices to bring the tenancy to an end, as instructed	✓	✓	£200.00 (inc. VAT)	£200.00 (inc. VAT)
Checkout Agree with tenant check out date and time, instruct inventory clerk to attend, negotiate with landlord and tenant any disbursement of the security deposit, return deposit as agreed with landlord and tenant to relevant parties, unprotect security deposit, instruct contractors; obtain quotes; organise repairs/replacement/cost of any broken or missing items Remit any disputed amount to Scheme for final adjudication	✓ £150.00 (inc. VAT)	✓ £150.00 (inc. VAT)	£75.00 (inc. VAT) per hour (subject to a minimum fee of £150.00 (inc. VAT)) £75.00 (inc. VAT) per hour (subject to a minimum fee of £150.00 (inc. VAT))	
Checkout Report Fee	£150 INC VAT	£150 INC VAT	£150 INC VAT	£150 INC VAT
Rent Guarantee Policy	from £267.89 inclusive of IPT	from £267.89 inclusive of IPT	from £267.89 inclusive of IPT	from £267.89 inclusive of IPT
Copying Documents - cost of copying documents including inventories, and the production of ad-hoc Statements	£30.00 (inc. VAT)	£30.00 (inc. VAT)	£30.00 (inc. VAT)	£30.00 (inc. VAT)
Court Attendance	£120.00 (inc. VAT) per half day	£120.00 (inc. VAT) per half day		