

MYRINGS

Harrogate's Family Estate Agents

LANDLORDS FEE SCHEDULE

Levels of service offered

	FULLY MANAGED TIER 1 15% inc VAT (12.5% plus VAT)	FULLY MANAGED TIER 2 12% inc VAT (10% plus VAT)	RENT COLLECTION TIER 3 10.2% inc VAT (8.5% plus VAT)	RENT COLLECTION TIER 4 7.2% inc VAT (6% plus VAT)	LET ONLY TIER 5 75% inc VAT (62.5% plus VAT)
Agree the rental value	☑	☑	☑	☑	☑
Provide guidance on compliance with statutory provisions and letting consents	☑	☑	☑	☑	☑
Advise on refurbishment requirements	☑	☑	☑	☑	☑
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	☑	☑	☑	☑	☑
Market the property and advertise on relevant portals including Zoopla, Rightmove, Find a Property...	☑	☑	☑	☑	☑
Carry out accompanied viewings (as appropriate)	☑	☑	☑	☑	☑
Find suitable tenants and complete financial referencing	☑	☑	☑	☑	☑
Advise on non-resident tax status and HMRC (if relevant)	☑	☑	☑	☑	☑
Collect and remit initial months' rent	☑	☑	☑	☑	☑
Provide tenants with method of payment	☑	☑	☑	☑	☑
Deduct any pre-tenancy invoices	☑	☑	☑	☑	☑
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	☑	☑	☑	☑	☑
Advise all relevant utility providers of any changes	☑	☑	☑	☑	☑
Contract negotiation and arranging the signing of the AST and all relevant statutory paperwork in accordance with legislation.	☑	☑	☑	☑	☑
Demand, collect and remit the monthly rent	☑	☑	☑	☑	
Arrangement payments for statutory requirements	☑	☑	☑	☑	
Pursue non-payment of rent and provide advice on rent arrears actions	☑	☑	☑	☑	
Undertake routine visits and notify the outcome to the landlord	☑	☑			
Arrange routine repairs and instruct approved contractors	☑	☑			
Security deposit dilapidation negotiations	☑	☑			
Cover the total monthly rent for up to 15 months' arrears or vacant possession of the property, whichever comes first.	☑		☑		
Legal expenses up to £100,000 to cover eviction costs, for rent arrears or breach of tenancy	☑		☑		
Should your Tennat be evicted using the cover you'll also be eligible for up to 3 months' rental payments at 75% whilst we are looking for a new Tenant.	☑		☑		
Myrings will look after any required claims for you, from providing information and documents, right through to representing you in court.	☑		☑		

Please ask a member of staff if you have any questions about our fees.



PRE-TENANCY FEES (ALL SERVICE LEVELS)

- Energy performance certificate (EPC) £75 (plus VAT) per tenancy
- Gas safety certificate (GSR) from £80 (inc. VAT) per tenancy
- Electrical installation condition report (EICR) from £200 (inc VAT) per property
- Portable appliance testing (PAT) from £50 (inc. VAT) per tenancy
- Legionella risk assessment £70 (inc. VAT) per tenancy
- Installation smoke alarms and carbon monoxide detectors £78 (inc. VAT) per device



START OF TENANCY FEES (FULL MANAGEMENT)

Setup fees £360 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Inventory fees: (inc. VAT)

1 bed £138 inc. VAT
2 bed £156 inc. VAT
3 bed £186 inc. VAT
4 bed £210 inc. VAT
5 bed £234 inc. VAT

Checkout fees: (inc VAT)

1 bed £90 inc. VAT
2 bed £96 inc. VAT
3 bed £108 inc. VAT
4 bed £132 inc. VAT
5 bed £150 inc. VAT

Each additional bedroom is chargeable at £6 (inc vat) per room.



ADDITIONAL FEES (FULL MANAGEMENT)

Additional property visits: £36 (inc. VAT) per visit

Renewal fees including rent review: £120 (inc. VAT) per tenancy

Contract negotiation, review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate.

Arrangement fees for works over £360: 10% of net cost (inc. VAT). Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the specification of works and retaining any resulting warranty or guarantee. Fully managed service only.



END OF TENANCY FEES (FULL MANAGEMENT & RENT COLLECTION)

Check-out fees per tenancy. Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit.

Fees for providing an annual income and expenditure schedule: £60 (inc. VAT) annually.

Submission of non-resident landlords receipts to HMRC £30 (inc. VAT) quarterly. To remit and balance the financial return to HMRC on both a quarterly and annual basis.

Landlord withdrawal fees: cost equivalent to 6 months management fees (inc. VAT) mid-tenancy or £100 minimum pre-tenancy.

TIERS 2 AND 4 ONLY

Fees for the service of Legal Notices (Section 8 or Section 21): £120 (inc. VAT) per notice

Court attendance fees: £250 (inc. VAT) per hour.

Please ask a member of staff if you have any questions about our fees.

CLIENT PROPERTY PROTECTION

propertymark

propertymark.co.uk

THE PROPERTY OMBUDSMAN



tpos.co.uk