

LANDLORD FEES SCHEDULE

Levels of service offered

MYRINGS

Harrogate's Number 1 Family Estate Agent

myrings.property

| | Let Only: 75% of 1st Months' rent (Min £480) (inc. VAT) | Fully Managed: 12% of rent (inc. VAT) | Fully Managed Plus: 15% of rent (inc. 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 inc 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 | | ✓ | ✓ |
| Offer a rent and legal protection insurance with no excess | | | ✓ |

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

Client Money Protection:

propertymark

propertymark.co.uk

The Property Ombudsman:



tpos.co.uk

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Additional fees and charges

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PRE-TENANCY FEES (ALL SERVICE LEVELS)

- Energy Performance Certificate (EPC) £60 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) from £80 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) from £200 (inc. VAT) per tenancy
- Portable Appliance Testing (PAT) from £50 (inc. VAT) per tenancy
- Legionella Risk Assessment £70 (inc. VAT) per tenancy
- Installing Smoke alarms and Carbon Monoxide Detector £30 (inc. VAT) per device



START OF TENANCY FEES (FULL MANAGEMENT)

Set-up 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 Bedroom - £135
- 2 Bedrooms - £155
- 3 Bedrooms - £175
- 4 Bedrooms - £195
- 5+ Bedrooms - £215



OPTIONAL/ADDITIONAL FEES (FULL MANAGEMENT)

Additional Property Visits: £30 (inc. VAT) per visit.

Renewal Fees inc rent review: £60 (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)

Check-out Fees: £60 (inc. VAT) 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 the service of Legal Notices (Section 8 or Section 21): £120 (inc. VAT) per Notice.

Court Attendance Fees: £250 (inc. VAT) per hour.

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 month's management fees (inc. VAT) mid- tenancy or £100 minimum pre-tenancy.

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