



LANDLORD FEES SCHEDULE

TS LETTINGS LTD ts-lettings.co.uk

LEVELS OF SERVICE OFFERED:

	Let only: 75% of rent (inc. VAT)	Rent Collect: 10% of rent (inc. VAT)	Management: 14% of rent (inc. VAT)
Consult with the Landlord, understand their requirements and advise on legal compliance prior to tenancy commencement	✓	✓	✓
Arrange comprehensive marketing of the property to find the right tenant for the landlord	✓	✓	✓
Arrange and conduct accompanied viewings	✓	✓	✓
Complete full referencing on prospective tenant(s) including Right to Rent checks (if required)	✓	✓	✓
Preparation of the tenancy agreement	✓	✓	✓
Ensure all pre-tenancy documentation required by law is issued to the tenant(s)	✓	✓	✓
Collection of the first month's rent and deposit (if applicable)	✓	✓	✓
Remaining funds will be sent to the landlord along with a statement of account	✓	✓	✓
Prepare an Inventory and Schedule of condition			✓
Advise utility companies of changover details where possible		✓	✓
Collect rent and send onto landlord minus any property maintenance deductions including monthly statement via post or email		✓	✓
Arrange repairs and general maintenance (receiving quotes where applicable) and updating landlords of any works		✓	✓
Advise on rental increases and submission of relevant notices		✓	✓
Completion of notices relevant to the tenancy		✓	✓
Checkout inspection at the end of a tenancy		✓	✓
Negotiating deposit release and releasing the deposit or flatbond		✓	✓
Arranging gas certificates and energy performance certificates during the tenancy		✓	✓
Property inspections (first visit after month three and subsequent inspections every six months thereafter)		✓	
Property inspections (first visit after month three and subsequent inspections every four months thereafter)			✓
Annual rent statement			✓
Guaranteed rent payments during the tenancy			✓

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

START OF TENANCY FEES

Set-up Fees:

Managed
£420(inc. VAT) per tenancy

Marketing of your property including photographs, viewings, negotiation of tenancy applications and setting up of the tenancy application

Referencing for up to four 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.

START OF TENANCY FEES

Introduction service-

Set-up fee: 75% (inc. VAT) of the agreed monthly rent & Fixed fee if £234 (inc.VAT)

Marketing of your property including photographs, viewings, negotiation of tenancy applications and setting up of the tenancy application

Referencing for up to four 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.

Deposit registration (where collected): £42 (inc. VAT) per tenancy. Register landlord and tenant details and protect deposit with the Deposit Protection Service (DPS). Deposit fee will not apply if Flatfair is used.

Inventory (optional service)

Managed and Introduction

1 Bedroom property £120(inc. VAT)

2 Bedroom property £138(inc. VAT)

3 Bedroom property £156(inc. VAT)

4 Bedroom property £174(inc. VAT)

5 Bedroom property £192 (inc. VAT)

Additional bedrooms charged at £18 (inc. VAT) per bedroom

Furnished properties will incur a £84 (inc. VAT) surcharge

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

CLIENT MONEY PROTECTION: **propertymark**
www.propertymark.co.uk

INDEPENDENT REDRESS: **The Property Ombudsman**
www.tpos.co.uk



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

Landlord Withdrawal Fees (before move-in): £354 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started. Plus any costs incurred at cost price e.g Gas Safe Certificate.

DURING TENANCY FEES

Additional Property Visits: £60 (inc. VAT) per visit. Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property. For an introduction landlord a property inspection is charged at £90 (inc. VAT) per visit.

Renewal Fees:

Included - Managed Plus

£60 (inc. VAT) per tenancy - Managed

£114 (inc. VAT) per tenancy - Introduction

Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Preparation of notices and supplying to landlord

Included - Managed and Managed Plus

£120 (inc. VAT) - Introduction

Providing duplicate document £12 (inc. VAT) per document

END OF TENANCY FEES

Check-out Fees:

Managed and Managed Plus - Included

Introduction:

1-2 Bedroom property £144 (inc. VAT)

3-4 Bedroom property £180 (inc. VAT)

5 Bedroom property £216 (inc. VAT)

Furnished properties will be subject to a £114 (inc. VAT) surcharge. The Inventory and Schedule of Condition must have been carried out by Peter Joy.

Attending the property to undertake an updated Schedule of Condition based on the original inventory, forwarding the document to the landlord for negotiation and processing the deposit release.

Tenancy Dispute Fee: £60 (inc. VAT) per tenancy.

The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit. Not available to Introduction Service.

Court Attendance Fees: £420 (inc. VAT) per day.

FINANCIAL CHARGES

Fees for providing an Annual Income and Expenditure Schedule:

Managed - £24 (inc. VAT) annually

OTHER FEES AND CHARGES

Co-ordinating property refurbishments (not including general repairs and maintenance) 12% (inc. VAT)

Co-ordinating any works required prior to initial tenancy 12% (inc. VAT)

Arranging access and assessing the costs with any contractors, ensuring work has been carried out as per instruction and retaining any resulting warranty or guarantee.

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