

Fees a landlord may be liable to pay for a letting and management service through Feather Smailes Scales and during a tenancy



Fully Managed

Provision of a tenant including property particulars, floorplans, photographs, credit checks, accompanied viewings, preparation of Inventory and Schedule of Condition including photographs, provision of a Tenancy Agreement, registration of security deposit with Tenancy Deposit Scheme:- Between £474.00 and £1,000.00 including VAT. Rent guarantee insurance can be made available by negotiation if required.

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www.fssproperty.co.uk

Tenant check out and dealing with any security deposit deductions and deregistration of security deposit – No charge.

Second and subsequent brand new tenancies after first let, including references

Rent up to £750.00pcm – up to £475.00 including VAT Rent over £751.00pcm – up to £750.00 including VAT

Renewal of tenancy to existing tenant for further fixed term, including rent increase if required

Rent up to £3,000.00pcm - £225.00 including VAT Rent over £3,000.00pcm - £300.00 including VAT

Serving periodic rent increase notices - £150.00 including VAT.

Fully Managed Tenancy including collection and accounting for rent, regular inspections, supervision of maintenance and repairs, legislation compliance, check out of tenant and dealing with dilapidations and deductions

- 12% to 15% including VAT (Where monthly rent is £750.00 monthly fee (at 12%) will be £90.00 including VAT).

Web advertising and Rightmove and OnTheMarket portal marketing No Charge.

Newspaper adverts in the Ackrill Series of Newspapers, per insert, £72.00 including VAT.

Additional property visits to attend to specific requests. No Charge.

Submission of non-resident (overseas) landlord receipts to HMRC – No Charge.

Arrangement fee for works/refurbishments over £1,000 – 6% of contract price including VAT.

Obtaining more than two contractors quotes - £50.00 including VAT per quote.

Court attendance and Court legal preparation work £250.00 including VAT - per hour.

Let Only

Provision of a tenant including property particulars, floorplans, photographs, credit checks, accompanied viewings, preparation of Inventory and Schedule of Condition including photographs, provision of a Tenancy Agreement, registration of security deposit with Tenancy Deposit Scheme:-

- Year 1 – 9% of annual rental including VAT
(Where the monthly rent is £750.00 the annual fee will be £810.00 including VAT)
- Year 2 – 3.6% of annual rental including VAT
(Where the monthly rent is £750.00 the annual fee will be £324.00 including VAT)
- Year 3 – 2.4% of annual rental including VAT
(Where the monthly rent is £750.00 the annual fee will be £216.00 including VAT)

Rent guarantee insurance can be made available by negotiation if required.

Formal check out of tenant, report of condition and deregistration of security deposit

Rent up to £999 - £600.00 including VAT

Rent over £1,000 - £1,000 including VAT

FSS are members of the Association of Residential Letting Agents, National Association of Estate Agents & the Tenancy Deposit Scheme.

We belong to the Property Ombudsman Scheme and are members of the ARLA Propertymark Client Money Protection Scheme

offering up to £50,000 of financial insurance cover per client.

FSS earn a nominal commission from insurance products – further details available on request



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