

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

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 £300.00 and £750.00 including VAT. Rent guarantee insurance can be made available by negotiation if required.

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

New tenancy and provision of new tenant including references after first let £210.00 including VAT

Renewal of tenancy to existing tenant for a further fixed term, including rent increase if required, £95.00 including VAT

Serving periodic rent increase notices £50.00 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% - 15% including VAT. (Where the monthly rent is £750.00 the monthly fee will be £90.00 - £112.50 including VAT)

Web advertising and Rightmove and OnTheMarket portal marketing No charge

Newspaper adverts in the Ackrill Series of Newspapers, per insert £54.00 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 £1,000.00 6% of contract price including VAT

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

Court attendance £90.00 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 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 - £474.00 including VAT

Rent over £1,000 - £594 including VAT

FSS are members of the Association of Residential Letting Agents, National Association of Estate Agents and 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.