

# At Home

Estate and Lettings Agency

# Lettings Contract

## Landlord Fee Schedule



## FEE STRUCTURE

|   | ALL INCLUSIVE<br>18% | FULLY MANAGED<br>14.5% | RENT COLLECTION<br>11% |
|---|----------------------|------------------------|------------------------|
| <b>PRE TENANCY</b>  |                      |                        |                        |
| Rental Appraisal  | INC                  | INC                    | INC                    |
| Property Marketing inc Professional Photography   | INC                  | INC                    | INC                    |
| Accompany Viewings  | INC                  | INC                    | INC                    |
| Collect Rent & Deposit in Advance   | INC                  | INC                    | INC                    |
| <b>TENANCY SET UP FEE</b>   |                      |                        |                        |
|   | INC                  | £500                   | £500                   |
| Referencing & Right to Rent Check   | INC                  | INC                    | INC                    |
| Tenant Sanction Check (Per Tenant)  | INC                  | INC                    | INC                    |
| Anti Money Laundering & Sanction Check Including Digital ID Verification (per landlord) | INC                  | INC                    | INC                    |
| Tenancy Agreement   | INC                  | INC                    | INC                    |
| Guarantor Referencing & Deed of Guarantee   | INC                  | INC                    | INC                    |
| Deposit Protection  | INC                  | INC                    | INC                    |
| Creation of Inventory & Check Out   | INC                  | INC                    | INC                    |
| Annual Re-Protection of Deposit   | INC                  | £4.50pcm               | £4.50pcm               |
| Re-Negotiation of Rent & Issue S13 Notice   | INC                  | £120                   | £150                   |
| Deposit Return Negotiations   | INC                  | INC                    | £220                   |
| Arbitration Form Submission   | INC                  | INC                    | £100                   |
| Annual Income & Expenditure Statement   | INC                  | INC                    | INC                    |
| Change of Sharer inc Referencing  | INC                  | £120                   | £120                   |
| Tenancy Addendums   | INC                  | £50                    | £50                    |
| <b>REQUIRED SAFETY CERTIFICATES</b>   |                      |                        |                        |
| Annual Gas Safety Certificate & Boiler Service  | £150                 | £150                   | £150                   |
| Energy Performance Certificate - (10 years)   | £150                 | £150                   | £150                   |
| Electrical Installation Condition Report - (5 years)                                    |                      |                        |                        |
| < 3 beds  | £180                 | £180                   | £180                   |
| > 4 beds  | £200                 | £200                   | £220                   |
| Portable Appliance Testing  | POA                  | POA                    |                        |
| Annual Compliance Check & Report  | INC                  | £55                    | £55                    |
| Supply & Install CO Detectors inc Delivery  | £50                  | £50                    | £50                    |
| Supply & Install Smoke Detectors inc Delivery   | £50                  | £50                    | £50                    |

## FEE STRUCTURE

**ALL  
INCLUSIVE  
18%**

**FULLY  
MANAGED  
14.5%**

**RENT  
COLLECTION  
11%**

### ADDITIONAL SITE SERVICES

|  |            |            |            |
|--|------------|------------|------------|
| Legionnaires Risk Assessment                 | POA        | POA        | POA        |
| Additional Property Inspections and Report   | £90        | £90        | £150       |
| Site Visit with Contractors - Price per hour | £60        | £60        | N/A        |
| Oversee Refurbishments - works > £1k         | 10%        | 10%        | N/A        |
| Keys Cut                                     | Cost + 10% | Cost + 10% | Cost + 10% |

### FINANCIAL & LEGAL SERVICES

|  |                                       |      |      |
|--|---------------------------------------|------|------|
| Withdrawal of Offer Agreed                             | 72%                                   | 72%  | 72%  |
| International Payments                                 | INC                                   | £30  | £30  |
| Quarterly Non Resident Landlord Returns to HMRC        | £120                                  | £120 | £120 |
| Court Attendance - Per half day                        | £360                                  | £360 | N/A  |
| Sale of the Property to the Tenant or Associated Party | Percentage of The Sale Price Achieved |      |      |

### RENT AND LEGAL PROTECTION (RLP) SERVICE

| RENT       | PCM |
|------------|-----|
| < £2500pcm | £36 |
| > £2500pcm | £48 |

| INVENTORY COSTS | UNFURNISHED | FURNISHED |
|-----------------|-------------|-----------|
| Studio          | £200        | £240      |
| One Bedroom     | £235        | £282      |
| Two Bedroom     | £260        | £312      |
| Three Bedroom   | £280        | £336      |
| Four Bedroom    | £315        | £378      |
| Five Bedroom    | £375        | £450      |

\*All fee's quoted are inclusive of VAT

\*\*All inventory costs include the creation, check in and check out appointments