

LANDLORD FEES SCHEDULE



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

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PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance if not provided by the landlord:

- a) Energy Performance Certificate (EPC): £90 (inc. VAT)
- b) Gas Safety Certificate (GSR): £96 (inc. VAT) per tenancy.
- c) Electrical Installation Condition Report (EICR): varies by property size - please ask for quote.

START OF TENANCY FEES/INITIAL LET FEES

Let Only: £594 (inc. VAT) per tenancy for rents up to £599pcm. Higher fees apply for rents above this. 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.

Full Management: £474 (inc. VAT) per tenancy. Referencing of 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.

Landlord Withdrawal Fees (before move-in): £360 (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.

Rent Protection Insurance: Please ask for a quotation.

DURING TENANCY FEES

Full Management: 11% of agreed monthly rent plus VAT = 13.2% inclusive of VAT.

Example: Monthly rent £500 pcm so fee is £55 plus VAT = £66 inclusive of VAT.

Additional Property Visits at the request of the Landlord:

- a) without report: £60 (inc. VAT)
- b) with photographic inspection report: £180 (inc VAT)

Tenancy Renewal Fees:

- £108 (inc. VAT) per tenancy (Full Management)
- £180 (inc VAT) per tenancy (Let Only)

Fees for the service of Legal Notices:

- S13 and S47/8 £60 (inc,VAT) per Notice (Full Management)
- All notices £180 (inc. VAT) per Notice. (Let Only)

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

CLIENT MONEY PROTECTION:

propertymark

www.propertymark.co.uk

INDEPENDENT REDRESS:

www.tpos.co.uk



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END OF TENANCY FEES

Check-out Fees: £360 (inc. VAT) per tenancy.
Attending the property to undertake an updated Schedule of Condition based on the original inventory. (Let Only)

Tenancy Dispute Fee: £450 (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. (Let Only)

Court Attendance Fees: £360 (inc. VAT).

Vacant Property Management Fees: £60 (inc. VAT) per visit.
To cover the costs associated with visiting the property to undertake visual checks on the inside and outside at a frequency mutually agreed with the landlord.

Statutory Declaration in front of Solicitor for Single Claim of Tenant Deposit by Landlord: £72 (inc. VAT)

FINANCIAL CHARGES

Contractor Commission: 10% of contractors invoice (inc. VAT). To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Submission of Non-Resident Landlords (without NRL number) receipts to HMRC £30 (inc. VAT) quarterly. To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

Fees for providing an Annual Income and Expenditure Schedule: £30 (inc. VAT) annually per property.

Written valuation for remortgage or insurance: £300 (inc. VAT)

Commissions for arranging landlords buildings/contents insurance: 25% share of new business commission and 12.5% share of renewal commission

OTHER FEES

Fees for project management of refurbishments over £1000: 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.

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