

## LANDLORD FEE INFORMATION

Acorn Estate Agents in partnership with Cavendish & Co - 01323 736000

<b>LANDLORD COST</b>	
Full management service at 10% + VAT - All property maintenance issues to be dealt with by us, initial tenancy agreement, property inspections, rent collections, day to day running of the property.	
<b>Inventory fee on check in</b> A member of our team will inspect the property, take pictures and document the standard the property is in before the tenants moves in.	<b>£120.00 inc VAT</b> (£100.00 + VAT)
<b>Inventory fee on check out</b> A member of our team will inspect the property, take pictures and document the standard the property is left in to ensure that is in the same standard as when the tenant moved in.	<b>£120.00 inc VAT</b> (£100.00 + VAT)
<b>Basic Inventory fee on check in</b>	<b>£54.00 inc VAT</b> (£45.00 + VAT)
<b>Basic Inventory fee on check out</b>	<b>£54.00 inc VAT</b> (£45.00 + VAT)
<b>Arrangement of:</b> <b>EPC (Energy Performance Certificate)</b> <b>Gas Safety Certificate</b> <b>Gas Safety Certificate &amp; Boiler Service</b> <b>EICR Report (Electrical Safety)</b> <b>Legionella Report</b>	<b>£108.00 inc. VAT</b> (£90.00 + VAT) <b>£69.60 inc. VAT</b> (£58.00 + VAT) <b>£108.00 inc. VAT</b> (£90.00 + VAT) <b>FROM £180.00 + VAT</b> (depending on property size) <b>£120.00 inc. VAT</b> (£100.00 + VAT)
<b>Referencing (per tenant)</b>	<b>£50.00 inc VAT</b> (£41.67 + VAT)
<b>Tenancy Renewal fee</b> To cover the cost of preparing a new Tenancy Agreement and negotiating with your tenant for a further fixed term tenancy.	<b>£60.00 inc VAT</b> (£50.00 + VAT)
<b>Rent Review</b>	<b>£30.00 inc VAT</b> (£25.00 + VAT)
<b>Call Out fee</b>	<b>From £60.00 inc VAT</b> (£50.00 + VAT)
<b>Periodic Tenancy Agreement letter</b>	<b>£60.00 inc VAT</b> (£50.00 + VAT)
<b>Duplicate Statement</b> (per copy, per statement)	<b>£12.00 inc VAT</b> (£10.00 + VAT)
<b>Arranging a Section 21/Section 13 Notice</b> (Completed by Legal Representation)	<b>£120.00 inc VAT</b> (£100.00 + VAT)
<b>Finder's Fee</b> Check in/referencing/contract/informing utilities/etc. 75% of the first month's rent + vat (minimum fee £800 inc. VAT).	<b>£800.00 inc. VAT</b>
<b>Prepare paperwork for legal</b>	<b>£240.00 inc. VAT</b> (£200.00 + VAT)
<b>Preparation of new tenants</b> Initial Tenancy Agreement (minimum fee £500 + vat)	<b>£600.00 inc. VAT</b> (£500.00 + VAT)
<b>Room Only preparation of new tenant</b> Check in/referencing/contract	<b>£270.00 inc. VAT</b> (£225.00 + VAT)

Acorn Estate Agents in partnership with Cavendish & Co. are members of a redress scheme provided by the Property Ombudsman.

Acorn Estate Agents in partnership with Cavendish & Co. are members of a client money protection scheme. Members of client protection scheme HCC International Insurance Company PLC – Policy No: PI19P651075.