

Landlord's Fees

SERVICE	PRICE
Full Management Fee	12.0% inc VAT (10% + VAT) of rents collected plus applicable charges below. EG If monthly rent collected was £500, fee £60.00 inc VAT (£50 + VAT)
Tenant Only Finder's Fee***	£474 incl VAT (£395 + VAT)
Property Sourcing fee	£250 incl VAT (£208.33 + VAT) (payable out of first months rent or upon completion of purchase)
Marketing/advertising Fee charges to the Landlord for each time a property is let	£300 incl VAT (£250.00 + VAT)
Full Management Fee (Portfolio Owners minimum 5 properties)	Contact us to discuss
Internet Advertising (Rightmove, Zoopla, Facebook & Lovelle website)	Included Within Marketing Fee
'TO LET' Board	£30 incl VAT (£25 + VAT)
Gas Safety Checks	At cost
EPC (energy performance certificate)	£95 inc VAT (£79.16 + VAT)
PAT testing	Dependent on number of appliances
Periodic electrical test and inspection (EICR)	At cost
Inventory	£60.00 incl VAT (£50 + VAT)
Rent Review managed property	£30 incl VAT (£25 + VAT)
Rent review let only	£50 incl VAT (£42 + VAT)
Overseas Landlords – remit tax quarterly to HMRC	£60 incl VAT (£50 + VAT)
Inspections	Included within management fee
Maintenance and Repairs**	Our time spent arranging maintenance and repairs = 9.6% inc VAT (8% + VAT) of the cost. E.g where a repair cost £100 a fee of £9.60 inc VAT (£8.00 + VAT) would be added
Tenancy renewal	£60 incl VAT (£50.00 + VAT)
Rent Guarantee (dependent on monthly rent)	Contact the office for an accurate quote
Legionella inspection/report	£90 incl VAT (£75.00 + VAT)
Deposit registration (LET ONLY)	£30 incl VAT (£25 + VAT)
Deposit registration (managed property)	£30 incl VAT (£25 + VAT)
Deposit dispute fee	£60 incl VAT (£50.00 + VAT)
Deposit reclaims via Statutory declaration	£30 incl VAT (£25 + VAT)
Deposit dispute resolution service	£60 incl VAT (£50 + VAT)
Serving of Legal Notices – Section 8/21	£90 incl VAT (£75 + VAT)
Preparation and service of Section 48 notice	£30 incl VAT (£25 + VAY)

Cancellation Charges:

Tenant finds only service	In the event that this agreement is cancelled by the landlord, once marketing has begun and prior to arranging a tenancy, a cancellation fee of £295 (£354 inclusive of VAT) is payable
Full management service	In the event of the agreement being cancelled once marketing has commenced and prior to the arrangement of the tenancy, a cancellation fee of £295 (£354 inclusive of VAT) is payable. If the agreement is cancelled during the period of a tenancy, 30 days' notice is required in writing, the withdrawal/cancellation fee will be equal to one months rent.

** We will retain as a company any discounts received by the firm from a third party

*** Where Lovelle's have placed the property on the market to let and found a suitable tenant who we have carried out a viewing with (whether we have put forward their application to you or not) and you withdraw your instruction from us to let the property, Lovelle's will charge you a tenant only finders fee which would be £474 inc VAT (£395 + VAT)

tenants property holding fee	Equivalent to one weeks rent (EG: - if the monthly rent is £600 then a holding fee is required of £138.46). If successful this is deducted from your initial rent payment