

FEES TO LANDLORD

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

Pre-Contract/Tenancy Fees (All SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord

- Energy Performance Certificate (EPC) £15 (inc vat)
- Gas Safety Certificate (GSR) £20.00 (inc vat)
- Electrical Installation Condition Report (EICR) £20.00 (inc vat)
- Portable Appliance Testing (PAT) £15.00 (inc vat)
- Legionella Risk Assessment £20.00 (inc vat)
- Installing Smoke Alarms and Carbon Monoxide detectors £15.00 (inc vat)
- For the provision of an Energy Performance Certificate £100.00 (inc vat)

Additional Tenant Referencing Fees: £50.00 (inc vat) per Contract Holder (Wales) Tenant (England)

Guarantor Fees: £90.00 (inc vat) per guarantor.
Covering credit referencing and preparing a Deed of Guarantee.

Inventory Fees

For unfurnished properties the charge will be as follows and are INCLUSIVE of VAT:

- 1 bedroom property £120.00
- 2 bedroom property £135.00
- 3 bedroom property £150.00
- 4 bedroom property £165.00
- 5 bedroom property £180.00
- 6+ bedroom property £195.00

For furnished properties the charge will be as follows:-

- 1 bedroom property £150.00
- 2 bedroom property £165.00
- 3 bedroom property £180.00
- 4 bedroom property £195.00
- 5 bedroom property £210.00
- 6+ bedroom property £225.00

Landlord Withdrawal Fees (before move-in): £330.00 Including VAT per Occupation Contract/tenancy. To cover the costs associated with the marketing, advertising and occupation contract/tenancy set-up should the landlord withdraw from the Occupation Contract (Wales) / Assured Shorthold Tenancy (England) before it has started.

Parrys Rentals, 21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
01873 859237 | rentals@parrys.com | www.parrys.com | @parrystateagents

DURING OCCUPATION CONTRACT (WALES) / ASSURED SHORTHOLD TENANCY (ENGLAND) FEES

Additional property Visits: £60.00 including VAT

For specific requests such as neighbour disputes, more visits are required to monitor the Occupation Contract (Wales) / Assured Shorthold Tenancy (England); or any maintenance linked visit.

Renewal Fee: £150.00 including VAT

Contract negotiation, amending and updating terms and issuing new occupation contract (Wales) Assured Shorthold Tenancy Agreement (England).

Landlord Withdrawal Fees (during contract/tenancy): £300.00 including VAT per contract/tenancy. To cover the costs associated with advising the Contract Holder (WALES) Tenant (ENGLAND) on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to a Let Only service

Supervisory Fee for Works Over £250.00: 12% of net cost including VAT. Arranging access and assessing costs with contractor, ensuring work has been carried out in accordance with the specification of works, retaining any warranty of guarantee as a result of any works.

END OF OCCUPATION CONTRACT (WALES) / ASSURED SHORTHOLD TENANCY (ENGLAND) FEES

Check out Fee : £90.00 inc VAT (unfurnished) £150.00 inc VAT (furnished).

Arrangement of the inventory clerk to attend the property to undertake an updated Schedule of Condition based on the original inventory.

End of Occupation Contract (Wales)/Assured Shorthold Tenancy, Dispute Fee: £100.00 including VAT

per 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.

Fees for the service of Legal Notices

- RHW FORM 12 Notice of Variation of rent (Wales) £110.00 inc VAT
- Section 8 or Section 21 Notice (England): £110 inc VAT
- Tenancy Form 4 Section 13 Notice (England): £110.00 inc VAT
- Court Attendance: £120.00 inc VAT (per hour)

FINANCIAL CHARGES

Contractor Commission: 12% of contractors invoice including VAT. To cover the costs associated with arranging and facilitating the visit of a professional tradesperson

Submission of Non-resident Landlords Receipt to HMRC: £30.00 including VAT quarterly. To remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the Landlord or HMRC

Additional HMRC Reporting Fees: £30.00 including VAT per request Responding to any specific queries relating to either the quarterly or annual Return from either the landlord or HMRC

Fees for providing an Annual Income and Expenditure Schedule: £15.00 including VAT annually.

OTHER FEES AND CHARGES

Arrangement Fee for Works Over £250.00 – 12% of net cost including VAT.

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty of guarantee as a result of any works

Obtaining more than three contractor quotes: £15.00 including VAT per quote. Fully managed service only

Vacant Property Management Fees: £60.00 including VAT per visit.

To cover the costs associated with visiting the property to undertake visual checks (internal and external) at a frequency mutually agreed with the landlord.

Management Take-over Fees: £350.00 (inc. VAT) per contract/tenancy.

To cover the costs associated with taking over the management of an ongoing Occupation Contract (Wales) Assured Shorthold Tenancy (England), ensuring all statutory compliance has been undertaken, receiving and protecting the security deposit and providing all necessary legal documentation to the contract holder (Wales) Tenant (England).