



Landlord Fees

Tenant find: 100% of rent (NO VAT)

INCLUDES:

- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Rent collection:

ViNi Property Ltd does not provide this service.



Fully managed: 100% of rent (NO VAT)

PLUS 12% (NO VAT) OF THE MONTHLY RENT INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

INCLUDED IN ALL SERVICES:

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Advise on non-resident tax status and HMRC (if relevant)
- Prepare & process tenancy agreement



ADDITIONAL FEES AND CHARGES:

Overseas Landlords: +5% NO VAT of the overall rent payable per month
LHA Tenancy Management: Minimum £70 NO VAT per month management fee
HMO Property Management: +5% NO VAT) of the overall rent payable per month
Rent and Legal Protection Insurance: +5% NO VAT
Cancellation of Management Admin Fee: Two month's rent NO VAT
Buy to Let Advisory Service: One month's rent NO VAT
Property Acquisition Service: 2.4 % NO VAT of purchase price
Refurbishment/Furnishing Service: By quotation
Empty Property Management: £100.00 NO VAT per calendar month plus £300.00 float
Renewal Agreement: £125 NO VAT
Photographic Inventory: £150.00 NO VAT
Check Out Inspection: £125.00 NO VAT
Check In Inspection: £125 NO VAT
Court Attendance: £150.00 NO VAT per hour
Bailiff Attendance: £150.00 NO VAT per hour
Compliance inspections for Managed Properties: £60.00 NO VAT
Compliance inspections for Non-Managed Properties: £150.00 NO VAT
Safety Checks Inspections Separate E6, E7, E8 By Invoice from Contractor
Combined Safety Inspections – Gas/Elec E9 By Invoice from Contractor
Smoke Alarm/Carbon Monoxide Detector: Invoice from Contractor
Heater Loan: £60.00 NO VAT
Works Supervision Own Contractor: 12% NO VAT of works costs
Serving Notices: £150.00 NO VAT per notice
Energy Performance Certificate: £96.00 NO VAT
Deposit Registration Administration: £40.00 NO VAT
Key Cutting Service: £30 NO VAT plus £10 per every additional key in same time.
Landlord Withdrawal from Offer: Expenses to a max of £450.00 NO VAT dependent on case