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Hunters Skipton & Keighley Lettings Price List

LANDLORD FEE(S)	Price Excluding VAT	Price Including VAT
Set up fee Fully Managed <i>Based on a fixed fee</i> 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, Erect board outside property in accordance with Town and Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant)	£100	£120
Management Fee % <i>Based on % of the rent pcm</i> 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 management visits and notify landlord of the outcome, Arrange routine repairs and instruct approved contractors, Hold keys throughout the tenancy term, Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	12% pcm of the rent	14.4% pcm of the rent
Set Up Fee Tenant Find/Let Only <i>Based on % of agreed rental term and a min fixed fee</i> 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, Erect board outside property in accordance with Town and Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant) 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)	10% of agreed rental term (minimum fee £400)	12% of agreed rental term (minimum fee £480)
Rent Collection Fee % <i>Based on a % of the rent pcm</i> Collect and remit the monthly rent received, Deduct commission and other works, Pursue non-payment of rent and provide advice on rent arrears actions, Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	11% pcm of the rent	13.2% pcm of the rent
Deposit Registration Fee, per Annum <i>Based on a fixed fee</i> Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme, provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy	£15	£18
Renewal Fee (Spilt between Landlord & Tenant) <i>Based on a fixed fee</i> Contract negotiation, amending & updating terms and arranging a further tenancy & agreements	£50 per extension (Landlord share)	£60 per extension (Landlord share)
Per Inventory/Per Checkout, when not part of normal service/ Cost split between Landlord & Tenant		
Furnished Property / Unfurnished property	£83.33	£100
3 Monthly Management Visits	£50 per visit	£60 per visit
Check In	£50	£50
Check Out	£50	£50
Rent Recovery Warranty	£180 per annum	£216 per annum
Optimum (court costs for non-payment of rent)	£80 for 1 year (renewable subject to Tenant(s) being re-referenced)	£96 for 1 year (renewable subject to Tenant(s) being re-referenced)

This Office is not part of a Client Money Protection Scheme	-
This Office is part of the Redress Scheme	The Property Ombudsman

All charges correct at time of print



At Hunters we put people first and we understand that there *is much more to letting your property than just finding a tenant.*

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LANDLORD FEE(S)	Price Excluding VAT	Price Including VAT
Serving Section 21 on Tenant Find	£100	£120
Photocopies of inventory/Tenancy Agreement	£10	£12
Letter for mortgage purposes	£25 refundable if using Hunters Lettings	£30 refundable if using Hunters Lettings
EPC	£85	£102
Gas Safety Cert/Check	£80	£96
Key cutting	£15 plus cost of key	£18 plus cost of key
Portable Appliance Test (PAT)	£80	£96
Changing light bulbs	£10 plus cost of bulbs	£12 plus cost of bulbs
Any commission earned by us when acting on your behalf will be retained by us, typically this will range from nil to 10% of the value of the works completed.		
Work supervision and arrangement fees	10% for cost of repairs & maintenance work may be made for work carried out in excess of £500.00	12% for cost of repairs & maintenance work may be made for work carried out in excess of £500.00
Fee for two or more quotes for repairs <i>Based on a fixed fee</i>	£23.50 per quote	£28.20 per quote
Fee for time spent in arranging quotes & organising repairs, prior to the letting of the Premises should a let not proceed, or during vacant periods. <i>Based on a fixed fee</i>	£20.00 per quote	£24 per quote
Care-Taking Service; per visit for visiting and checking the Premises during void periods. <i>Based on a fixed fee</i>	£25 per visit	£30 per visit
Administration charge for quarterly returns etc if you are not resident in the UK and do not hold an approval number	£100.00 per quarter	£120.00 per quarter
Administration charge for additional services carried out upon your written request	£25.00 per service	£30 per service