



The Stalybridge Office is part of a Client Money Protection Scheme	NFoPP CMP Scheme Ref; C0015249
This Office is part of the Redress Scheme;	The Property Ombudsman
Fee and Service Description	Price Including VAT
Set-up fee Fully Managed <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)</i>	£400 <i>Based on a fixed fee</i>
Management Fee % <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)</i>	12% pcm of the rent
Set-Up Fee Tenant Find/Let Only <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)</i>	£480 <i>Based on a fixed fee</i>
Renewal Fee (Spilt between Landlord & Tenant) <i>Contract negotiation, amending & updating terms and arranging a further tenancy & agreements</i>	£90 (Landlord share)
Per Inventory, when not part of normal service	
Furnished Property	£120
Unfurnished property	£96
Rent Recovery Warranty	£216 per annum
Optimum (<i>court costs for non-payment of rent</i>)	£96 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)
Serving Section 21 on Tenant Find	£120
Photocopies of inventory/Tenancy Agreement	£12
Letter for mortgage purposes	£30 refundable if using Hunters Lettings
EPC	£90
Key cutting	£12 plus cost of key
Portable Appliance Test (PAT)	£66
EICR (electrical installation condition report)	£118.80
Changing light bulbs	£30 plus cost of bulbs
Work supervision and arrangement fees	12% for cost of repairs & maintenance work may be made for work carried out in excess of £500.00
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.	
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>	£24 per quote
Care-Taking Service; per visit for visiting and checking the Premises during void periods.	£30 per visit

HUNTERS[®]
HERE TO GET *you* THERE

Landlord

Lettings Price List



Fee and Service Description	Price Including VAT
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Based on a fixed fee

Administration charge for quarterly returns etc if you are not resident in the UK and do not hold an approval number

£120.00 per quarter

Administration charge for additional services carried out upon your written request

£30 per service

Administration charge for additional/copy Annual Tax Statements

£30