



LANDLORD FEE(S)	Price Including VAT
<b>Set-up fee   Fully Managed &amp; Rent Collection</b> Agree the market rent and find a tenant in accordance with the landlord terms of business; Advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant)	£574.00  Based on a fixed fee
<b>Management Fee %</b> Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys throughout the tenancy term, make any HMRC deduction & provide tenant with the NRL8 (if relevant).	15% of the rent pcm
<b>Fully Managed   Infinity</b> As above with Hunters Infinity Rent Protection – Rent on Time	18% of the rent pcm
<b>Fully Managed   Inspire Pro</b> As above with Hunters Inspire Pro Rent Guarantee	16% of the rent pcm
<b>Fully Managed   Innovate</b> As above with Hunters Innovate Eviction Cover	15% of the rent pcm
<b>Rent Collection Fee %</b> Collect & remit the monthly rent received, deduct commission & other works, pursue non-payment of rent & provide advice on rent arrears actions, make any HMRC deduction & provide tenant with the NRL8 (if relevant).	7 % of the rent pcm
<b>Rent Collection   Infinity</b> As above with Hunters Infinity Rent Protection – Rent on Time	12.5% of the rent pcm
<b>Rent Collection   Inspire Pro</b> As above with Hunters Inspire Pro Rent Guarantee	11% of the rent pcm
<b>Rent Collection   Innovate</b> As above with Hunters Innovate Eviction Cover	8% of the rent pcm
<b>Set Up Fee   Tenant Find/Let Only</b> Agree the market rent & find a tenant in accordance with the landlord terms of business; advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990, Advise on non-resident tax status & HMRC (if relevant). Collect & 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 & provide tenant with the NRL8 (if relevant).	£714.00  Based on a fixed fee of rent up to £1200.00 pcm and 50% of the 1 <sup>st</sup> months' rent on rent over £1200.00 pcm
<b>Set Up Fee   Tenant Find/Let Only</b> As above with Hunters Innovate Eviction Cover	£834.00 Based on a fixed fee and 60% of the 1 <sup>st</sup> months' rent on rent over £1200.00 pcm
<b>Deposit Registration Fee, per Annum - Based on a fixed fee</b> All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government-authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy	£42

The Manchester Office is part of a Client Money Protection Scheme	NALS Ref; A4097
This Manchester Office is part of the Redress Scheme	The Property Ombudsman



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<p><b>Tenant Referencing Fee –</b> <i>Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords) &amp; any other relevant information to assess affordability. Chargeable only when not taken as part of our standard services.</i></p>	£234.00 Based on a fixed fee for the first person and £96.00 thereafter for any additional tenants unless Innovate, Inspire or Infinity are taken
<p><b>Renewal Fee</b> <i>Contract negotiation, amending &amp; updating terms &amp; arranging a further tenancy &amp; agreements if both parties agree.</i></p>	£120.00 Based on a fixed
<p><b>Withdrawal Fee</b> <i>If you instruct us to proceed with a proposed Tenancy and subsequently withdraw your instructions, before the completion of the Tenancy documentation you agree to meet the reasonable costs and expenses incurred by us and pay a contribution towards our advertising costs.</i></p>	£550.00 Based on a fixed fee
<b>Per Inventory   Check In   Checkout, when <u>not</u> included as part of normal service</b>	
	Inc VAT
Studio Inventory	£120.00
1 Bedroom Inventory	£120.00
2 Bedroom Inventory	£150.00
3 Bedroom Inventory	£180.00
For properties greater than 4 bedroom, please ask in Branch for more detailed Fees	
<p><b>Quarterly Submission of Non-Resident to HMRC</b> <i>This fee is charged 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. An Annual submission is also required.</i></p>	£30 quarterly
<p><b>Annual Submission of Non-Resident Landlords to HMRC</b></p>	£60 annually
<p><b>Annual Summary Statement</b> <i>This fee is charged to produce a single summary statement of those monthly statements already sent.</i></p>	£60 annually
<p><b>Preparation of Section 8 Notice Documentation Pack</b> <i>Collation &amp; reproduction of copy documents including tenancy, references, deposit, inventory, contemporaneous system notes etc</i></p>	£216 fixed price
<p><b>Court Attendance</b> <i>To attend with and/or represent you in Court – eg; eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable</i></p>	£120 + expenses
<b>Safety Requirements;</b>	
<p><b>EPC</b> <i>To arrange access and retain certificate</i></p>	£90 fixed price
<p><b>Gas Safety Cert/Check</b> <i>To arrange access and retain certificate</i></p>	£90
<p><b>Smoke/Carbon Monoxide alarm installation</b> <i>Arranging the installation of the smoke and carbon monoxide alarms</i></p>	Quote on request
<p><b>Smoke/Carbon Monoxide alarm checks</b> <i>To check alarms on the first day of the Tenancy</i></p>	Quote on request
<p><b>Portable Appliance Test (PAT)</b> <i>To arrange access and retain certificate</i></p>	£90
<p><b>Legionnaires Risk Assessment</b> <i>To arrange access and retain certificate</i></p>	£119
<p><b>EICR (electrical installation condition report)</b> <i>To arrange access and retain certificate</i></p>	£180



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<p><b>Changing light bulbs</b> <i>This fee covers the cost for time taken to arrange for light bulbs to be installed/replaced through no fault of any tenants, where not supplied by landlord or at additional request.</i></p>	£12 plus cost of bulbs
<p><b>Key cutting</b> <i>This fee covers the costs for time taken to cut keys or arrange replacement keys, permits, electronic door fobs where not supplied by the landlord.</i></p>	£12 plus cost of key
<p>Photocopies of Inventory/Tenancy Agreement, per document</p>	£18
<p>Letter for mortgage purposes</p>	£12
<p><b>Work supervision and arrangement fees</b> <i>For cost of repairs &amp; maintenance work for work carried out in excess of £500.00</i></p>	12% of work value
<p>Any commission earned by us when acting on your behalf will be retained by us, typically from nil to 10% of the value of the works completed.</p>	this will range
<p><b>Pre or Post Tenancy Work Arrangement</b> <i>Fee for time spent in arranging quotes &amp; organising repairs, prior to the letting of the Premises should a let not proceed, or during vacant periods</i></p>	£24 per quote
<p><b>Care-Taking Service;</b> <i>Per visit for visiting and checking the Premises during void periods</i></p>	£30 per visit
<p>Administration charge for additional services carried out upon your written request</p>	£30 per service