

Hunters Hereford 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)	£350	£420
Management Fee % <i>Based on a % 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)	10% pcm of the rent	12% pcm of the rent
Set Up Fee Tenant Find/Let Only <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) 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)	£450	£540
Set up fee Rent Collection <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)	£350	£420
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)	8% of the rent pcm	9.6% of the rent pcm
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	£70 per extension (Landlord share)	£84 per extension (Landlord share)
Withdrawal Fee <i>Based on a fixed fee</i>	£400	£480
Per Inventory/Per Checkout, when not part of normal service/ Cost split between Landlord & Tenant		
Furnished Property - Landlord share Price dependent on property size/type	From £150	From £180
Unfurnished property – Landlord share Price dependent on property size/type	From £100	From £120
This Office is part of a Client Money Protection Scheme		NALS Ref; A5041
This Office is part of the Redress Scheme All charges correct at time of print		The Property Ombudsman



We'll find tenants who value your home as much as you do.

Choose Hunters to let and manage your investment and you'll be in good hands.

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Rent Recovery Warranty	£180 per annum	£216 per annum
Optimum (<i>court costs for non-payment of rent</i>)	£90 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)	£108 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)
Serving Section 21 on Tenant Find	£75	£90
Photocopies of inventory/Tenancy Agreement	£10 per document	£12 per document
Letter for mortgage purposes	£15 refundable if using Hunters Lettings	£18 refundable if using Hunters Lettings
EPC	£75	£90
Gas Safety Cert/Check	From £75	From £90
Key cutting	Cost of key	Cost of key
Portable Appliance Test (PAT)	From £96	From £115.20
Legionnaires Risk Assessment	£99	£118.80
EICR (electrical installation condition report)	From £125	From £150
Changing light bulbs	£10 plus cost of bulbs	£12 plus cost of bulbs
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
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 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