

## Hunters Cleckheaton Lettings Price List

This Office is part of a Client Money Protection Scheme	NALS Ref; A4838
This Office is part of the Redress Scheme	The Property Ombudsman

LANDLORD FEE(S)	Price Including VAT
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<p><b>Set up fee   Fully Managed</b> - Based on a fixed fee            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)</p>	£234
<p><b>Management Fee %</b> - Based on a % of the rent pcm            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)</p>	12% pcm of the rent
<p><b>Set Up Fee   Tenant Find/Let Only</b> - Based on a fixed fee            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)</p>	Equal to one months (agreed) rent
<p><b>Rent Collection Fee %</b> - Based on a % of the rent pcm            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)</p>	8.4%
<p><b>Deposit Registration Fee, per Annum</b> - Based on a fixed fee            Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme, provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy</p>	£18
<p><b>Renewal Fee (Spilt between Landlord &amp; Tenant)</b> - Based on a fixed fee            Contract negotiation, amending &amp; updating terms and arranging a further tenancy &amp; agreements</p>	£90 per extension (Landlord share)
<p><b>Withdrawal Fee</b> - Based on a fixed fee</p>	Equal to one months (agreed) rent
<b>Per Inventory/Per Checkout, when not part of normal service/ Cost split between Landlord &amp; Tenant</b>	
Furnished Property	£234
Unfurnished property	£138
Check In	£90
Check Out	£90



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*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	£216 per annum
Optimum ( <i>court costs for non-payment of rent</i> )	£96 for 1 year (renewable subject to Tenant(s) being re-referenced)
Photocopies of inventory/Tenancy Agreement	£**
Letter for mortgage purposes	£** refundable if using Hunters Lettings
EPC	£90
Gas Safety Cert/Check	£90
Key cutting	£12 plus cost of key
Portable Appliance Test (PAT)	£90
Legionnaires Risk Assessment	£118.80
EICR (electrical installation condition report)	£150
Changing light bulbs	£25 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. <i>Based on a fixed fee</i>	£30 per visit
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