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Hunters South Kent Lettings Price List

LANDLORD FEE(S)	Price Excluding VAT	Price Including VAT
Set up fee Fully Managed <i>Based on a fixed fee</i>	£300	£360
Management Fee % <i>Based on a % of the rent pcm</i>	12.5% pcm of the rent	15% pcm of the rent
Set Up Fee Tenant Find/Let Only <i>Based on a fixed fee</i>	Equal to three weeks (agreed) rent (Min £600)	Equal to three weeks (agreed) rent (Min £720)
Set up fee Rent Collection <i>Based on a fixed fee</i>	£300	£360
Rent Collection Fee <i>% of the rent pcm</i>	8% pcm of the rent	9.6% pcm of the rent
Deposit Registration Fee, per Annum	£50 per Let	£60 per Let
Renewal Fee (<i>Spilt between Landlord & Tenant</i>) <i>Based on a fixed fee (Contract negotiation, amending & updating terms and arranging a further tenancy & agreements)</i>	£95 per extension (Landlord share)	£114 per extension (Landlord share)
Withdrawal Fee	£200	£240
Per Inventory/Per Checkout		
Furnished Property		
1 Bedroom	£145	£174
2 Bedroom	£170	£204
3 Bedroom	£195	£234
4 Bedroom	£225	£270
Larger Properties	By negotiation	By negotiation
Unfurnished property		
1 Bedroom	£130	£156
2 Bedroom	£150	£180
3 Bedroom	£175	£210
4 Bedroom	£200	£240
Larger Properties	By negotiation	By negotiation
Check Out	£75 (Landlord share)	£90 (Landlord share)
Rent Recovery Warranty	£180 per annum	£216 per annum
Optimum (<i>court costs for non-payment of rent</i>)	£100 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)	£120 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)
Serving Section 21 on Tenant Find	£95	£114
Photocopies of inventory/Tenancy Agreement	£40 per document	£48
Letter for mortgage purposes	£50	£60
EPC	£80	£96
Gas Safety Cert/Check	£80	£96
Key cutting	£10 plus cost of key	£12 plus cost of key
Portable Appliance Test (PAT)	Depends on property type/size	Depends on property type/size
Legionnaires Risk Assessment	£99	£118.80
EICR (electrical installation condition report)	Depends on property type/size	Depends on property type/size
Changing light bulbs	£20 plus cost of bulbs	£24 plus cost of bulbs
Caretaking Service	£40 per visit (within 5 mile radius of local office) £55 per visit (up to 10 mile radius of local office)	£48 per visit (within 5 mile radius of local office) £66 per visit (up to 10 mile radius of local office)
This Office is part of a Client Money Protection Scheme	NALS Ref; A5009	
This Office is part of the Redress Scheme, The Property Ombudsman	TPO/Yes	

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.*

Hunters Kent Lettings Price List

LANDLORD FEE(S)

Price Excluding VAT

Price Including VAT

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>	£25 per quote	£30 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>	£30 per quote	£36 per quote
Care-Taking Service; per visit for visiting and checking the Premises during void periods. <i>Based on a fixed fee</i>	£40 per visit	£48 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