

Hunters Stanstead Abbotts Lettings Price List

LANDLORD FEE(S)	Price Excluding VAT	Price Including VAT
Set up fee Fully Managed <i>Based on a fixed fee</i>	£75.00	£90.00
Management Fee % <i>Based on a % of the rent pcm</i>	10% pcm of the rent	12% pcm of the rent
Set Up Fee Tenant Find/Let Only <i>% of 6 months rent</i>	10%	12%
Set up fee Rent Collection <i>Based on a fixed fee</i>	£75.00	£90.00
Rent Collection Fee % <i>Based on a % of the rent PCM</i>	8.5%	10.2
Deposit Registration Fee, per Annum	£15.00	£18.00
Renewal Fee (<i>Spilt between Landlord & Tenant</i>) <i>Based on a fixed fee</i> <small>Contract negotiation, amending & updating terms and arranging a further tenancy & agreements</small>	£50 per extension (Landlord share)	£60 per extension (Landlord share)
Withdrawal Fee	£100.00	£120.00
Per Inventory/Per Checkout, when not part of normal service		
Furnished Property		
Studio Apartment	£95.83	£115.00
1 Bedroom	£129.17	£155.00
2 Bedroom	£162.50	£195.00
3 Bedroom	£220.83	£265.00
4 Bedroom	£291.67	£350.00
Unfurnished property		
Studio Apartment	£62.50	£75.00
1 Bedroom	£75.00	£90.00
2 Bedroom	£91.67	£110.00
3 Bedroom	£125.00	£150.00
4 Bedroom	£166.67	£200.00
Check In (Let Only/Tenant Find Service only)	£50.00	£60.00
Check Out (Let Only/Tenant Find Service only)	£75.00	£90.00
Rent Recovery Warranty	£180.00 per annum	£216.00 per annum
Optimum (<i>court costs for non-payment of rent</i>)	£100.00 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)	£120.00 for 1 year (<i>renewable subject to Tenant(s) being re-referenced</i>)
Serving Section 21 on Tenant Find	£25.00	£30.00
Photocopies of inventory/Tenancy Agreement	£10.00	£12.00
Letter for mortgage purposes	£25.00 refundable if using Hunters Lettings	£30.00 refundable if using Hunters
EPC	£62.50	£75.00
Gas Safety Cert/Check	£65.00	£78.00
Key cutting	£10.00 plus cost of key	£12.00 plus cost of key
Portable Appliance Test (PAT)	£75.00	£90.00
Legionnaires Risk Assessment	£100.00	£120.00
EICR (electrical installation condition report)	£100.00	£120.00
Changing light bulbs	£25.00 plus cost of bulbs	£30.00 plus cost of bulbs
This Office is not part of a Client Money Protection Scheme		Name/Ref No <to follow>
This Office is part of the Redress Scheme, The Property Ombudsman		D02242

All charges correct at time of print



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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>	£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