

Bishop Auckland Landlord Fees

01388 311582

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147-149 Newgate Street

,

Bishop Auckland, County Durham

,

DL14 7EN

Service

Charge (including VAT)

Set-up fee - Fully Managed & Rent Collection

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)

£600 based on a fixed fee

Management Fee

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). **Ask about our Hunters exclusive Fully Managed including Rent Guarantee and Legal Fees.**

12% of the rent PCM (15% of the rent PCM including Rent Guarantee and Legal Fees)

Rent Collection Fee %

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).

7.2% of the rent pcm

Set Up Fee - Tenant Find/Let Only

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).

£600 based on a fixed fee

Deposit Registration Fee, per Annum - Based on a fixed fee

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

£18 based on a fixed fee per tenancy

Tenant Referencing Fee – Based on a fixed fee, per person

Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords) & any other relevant information to assess affordability. Chargeable only when not taken as part of our standard services.

£100 based on a fixed fee, per person

Renewal Fee

Contract negotiation, amending & updating terms & arranging a further tenancy & agreements if both parties agree.

£72 based on a fixed fee

Court Attendance

To attend with and/or represent you in Court – eg; eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable.

£150 plus expenses per attendance

Dispute Fee

In the event that a settlement cannot be made as us acting as Stakeholder. This fee covers compiling the relevant documentation to support the landlords position.

£30.00 based on a fixed fee

EPC

To arrange access and retain certificate.

£65 based on a fixed fee

Gas Safety Cert/Check

To arrange access and retain certificate.

£72 based on a fixed fee

Portable Appliance Test (PAT)

To arrange access and retain certificate.

Quote on Request

Legionnaires Risk Assessment

To arrange access and retain certificate.

Quote upon request

EICR (electrical installation condition report)

To arrange access and retain certificate.

Quote upon request

Transparency with Referral Fee Disclosure

The 3rd Party Supplier List and/or the Landlord Price List is not an exhaustive list. If you use one of our designated contractors or 3rd party suppliers or we arrange a service with a contractor or 3rd party supplier for you we may charge a fee that is included in the price (this can range from 1% - 50% on top of the contractors price) details of which are available upon request before proceeding.