

LARCH PROPERTY LETTINGS & MANAGEMENT FEE LIST FOR LANDLORDS

Landlord Charges	Tenant finding only	Managed service
Associated fee	One months Rent plus VAT (minimum £1,000.00 plus VAT)	5% of the Annual Rent (marketing and set up) + 10% of the monthly rent throughout the Term of the tenancy
EPC	From £90 (size dependant)	From £90 (size dependant)
To Let Board	INC	INC
Advert in the relevant local newspapers / magazines	INC	INC
Website advertising	INC	INC
Property portals advertising (Rightmove, OnTheMarket, UK Land & Farms, AddLand)	INC	INC
Accompanied viewings	Location dependant	INC
Feedback on viewings	INC	INC
Pre-tenancy negotiations	INC	INC
Credit check, income reference and landlord reference undertaken via third party referencing company 'Rightmove Referencing' on each Tenant	INC	INC
Inventory - third party	INC (size dependant)	INC (size dependant)
Check in and meter readings taken	£50 (location dependant)	INC
Vacant property visits	£25 (location dependant)	INC
Notify utility providers of tenancy details	£60	INC
Assured Shorthold Tenancy (AST) agreement	INC	INC
Common Law Tenancy agreement (private use) for stables and land	£250	£250
Business Lease agreement	Excluded – solicitor required	Excluded – solicitor required
Deposit protection and prescribed information	INC	INC
Inform Landlord of changes to legislation in relation to letting property	INC	INC

Head Office: Franks Barn | Preston on Severn | Uffington | Shrewsbury | Shropshire | SY4 4TB

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Monthly income/expenditure statement	X	INC
Arranging maintenance works with approved contractors	X	INC
Payment of contractor invoices from rent	X	INC
Arranging gas safety certificates with Gas Safe Engineers	X	INC
Property inspections	X	INC
Annual rent review	X	INC
Renewal Tenancy Agreement (if required)	From £250 (agreement depending)	From £250 (agreement depending)
Ongoing management of the property and tenancy	X	INC
Annual statement of account	X	INC
Service of notice	X	INC
Withdrawal fee after the property is let (on a managed basis)	X	Management fees are payable until the end of the fixed term
Carrying out check out inspection	£60-£180	INC
Negotiating deposit return TDS	£75/hr	INC
Compiling evidence for deposit dispute (if necessary)	£75/hr	INC
Court attending fees	£75/hr + mileage	£75/hr + mileage
Withdrawal fee before the property is let	£200 plus out of pocket expenses	£200 plus out of pocket expenses
Abortive fees when the property let is agreed	50% of the usual fee	50% of the usual fee (equivalent of 6 months at full management)
Key cutting	£15 / key	£15 / key
One off property inspection	£60-£180	INC
Arranging /supervising refurb. over £1000	10% cost of works	10% cost of works

Please note: VAT will be applicable to all charges stated above.

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