

LANDLORD FEES SCHEDULE

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

PLEASE GET IN TOUCH TO DISCUSS OUR FEES AS THEY MAY VARY DEPENDING ON THE PROPERTY

START OF TENANCY FEES	FEE INCL VAT @20%	FEE EXC VAT
Managed Set-up Fees Referencing (ID checks, Right-To-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to access affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.	£598.80	£499.00
Monthly Management Fee (Subject to a minimum of £50 per month)	15%	12.50%
Let Only Set-Up Fees	75% of first month's rent subject to minimum of £799+vat	£799.00
Deposit Registration Fees (where collected) 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 the tenancy start date.	£36.00	£30.00
Inventory Fees (Let Only Service) For up to 3 bedrooms. Larger properties by negotiation.	£180.00	£150.00

PRE-TENANCY FEES (ALL SERVICE LEVELS)	FEE INCL VAT @20%	FEE EXC VAT
Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:		
Energy Performance Certificate (EPC)	£118.80	£99.00
Gas Safety Certificate (GSR)	£82.80 for 1-2 appliances	£69.00
Gas Safety Certificate (GSR)	£94.80 for 3 or more appliances	£79.00
Electrical Installation Condition Report (EICR)	£177.60	£148.00

DURING TENANCY FEES	FEE INCL VAT @20%	FEE EXC VAT
Renewal Fees Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.	£144.00	£120.00

END OF TENANCY FEES (LET ONLY SERVICE ONLY)	FEE INCL VAT @20%	FEE EXC VAT
Check-out Fees Attending the property to undertake an updated Schedule of Condition based on the original inventory.	£192.00	£160.00

CLIENT MONEY PROTECTION:
www.propertymark.co.uk

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INDEPENDENT REDRESS:



Landlord Referrals

Stoneacre Property Developers Ltd earn supplementary income from various sources relating to the arrangement, referral and introduction of services and products to our clients and consumers. This may be in the form of a fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/contractors is not mandatory. Clients are solely free to choose their own products, services and providers. This is declared within our Terms of Business and applications and by signing these documents our clients and consumers confirm their agreement to us doing so.

Examples are:

- Small one-off commissions (typically between £10 and £40) for introducing customers to utility suppliers to Tenant Shop and Virgin Media
- Between 20% and 30% commission on landlord and tenant insurance "premiums" / warranties. A typical average per policy would be £30 per annum for tenants and £65 per annum for landlords
- Up to £40 commission from providers of Energy Performance Certificates, Gas Safety Checks and EICR's.
- Between 5% and 12% commission may be charged to some contractors in return for being on our panel of preferred contractors. This is not shared with our clients within the invoice, it is a profit share arrangement with the contractor directly and is regulated via a Service Level Agreement