

PARKGATE ESTATES LANDLORD LETTING FEES

Full Management Service

18% (inc. VAT) of the rental income to be deducted from the incoming rent

Let and Rent Collection Service

12% (inc. VAT) of the rental income to be deducted from the incoming rent

Introductory/Let Only Service

12% (inc. VAT) of the rental income for the initial term of the tenancy to be charged in advance.

Further renewal terms will be charged at 6% (inc. VAT) of the rental income for the renewal period to be charged in advance.

There is a minimum fee of £750 including VAT for all the above Services or the percentage of the fee for each Service being the equivalent of six months' commission whichever is the greater even if not negotiated by Parkgate Estates.

Additional Charges:

1. Preparation of the Parkgate Estates standard Tenancy Agreement: **£180 including VAT**
2. Major amendments to tenancy agreement: **£180 including VAT**
3. Preparation of an Extension Agreement for the Tenancy: **£120 including VAT**
4. Registration of the deposit within the TDS scheme: **£108 including VAT**
5. Preparation of documentation for Court proceedings or TDS adjudication: **£60 including VAT per hour.**
6. Attendance by Parkgate Estates at Court or a tribunal on behalf of the Landlord: **£60 including VAT per hour plus the reasonable costs and expenses of Parkgate Estates.**
7. Refurbishment works: **12% of the total cost of the refurbishment works including VAT.**
8. Visits during a void period for each visit (one every 2 weeks): **£120 including VAT**
9. Duplicate statements provided to the Landlord or his accountant: **£30 including VAT**
10. Annual income and expenses report for the tax year: **£30 including VAT**
11. International bank transfers: **Charged at £30 per transaction when we are instructed to send funds overseas.**
12. Dealing with transfer of funds to HMRC for non-resident landlords on a quarterly basis: **£120 including VAT per annum.**
13. Serving of section 21 notices: **£60 including VAT**
14. HMO Additional or Selective Licence application handling fee: **£600 including VAT**
15. Withdrawal from an Agreed Offer: **£600 including VAT**
16. Preparation of an Inventory by an inventory clerk: **Estimates upon request.**
17. Cost of specialist advertising or brochures: **Details upon request but subject to additional charges**
18. Additional visits to the property (if we are managing): **£60 including VAT.**
19. Waiting time at the property for third parties: **£60 including VAT per hour**

FOR NON-MANAGED CLIENTS ONLY

If you would like us to arrange any of the following to be carried out there is a **£60 including VAT** administration charge applied in addition to the costs of the below:

Gas Safety Certificates, Legionella Risk Assessments, Energy Performance Certificates, Smoke and Carbon Monoxide Alarm installations, Fixed Wire tests. PAT Tests