

McCarthy Holden

www.mccarthyholden.co.uk

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CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**

INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: LANDLORDS

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LEVEL OF SERVICE OFFERED

Tenant find: 12% of rent (Inc VAT)

Rent collection: 15% of rent (Inc VAT)

Fully managed: 18% of rent (Inc VAT)

INCLUDES:

- Collect and remit initial month's rent received
- Deduct any pre-tenancy invoices
- Deduct commission due and agree collection of any shortfall
- Provide tenant with method of payment
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

INCLUDES:

- Collect and remit the monthly rent received
- Deduct any pre-tenancy invoices
- Deduct commission and invoices for any agreed works
- Arrange payments from rental for statutory requirements
- Pursue non-payment of rent and provide advice on rent arrears actions

INCLUDES:

- Collect and remit the monthly rent received
- Deduct any pre-tenancy invoices
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes where possible)
- Hold keys throughout the tenancy term

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Setup Fee (Landlords Share): £ 120.00 (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment where necessary
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewing (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)
- Prepare Tenancy Agreement

Deposit Registration Fee: £ 30.00 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme...(continued)



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Additional property visits: £30.00 (inc VAT)

- To attend for specific requests or if more visits are required to monitor the tenancy; or any maintenance-linked visit

Submission of non-resident landlords receipts to HMRC: £40.00 (inc VAT) quarterly

- To remit and balance the financial return to HMRC quarterly – and respond to any specific query relating to the return from the landlord or HMRC

Property visits during void periods (if requested): £90.00 (inc VAT)

Renewal Fee (landlords share) £90.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement
- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement or serve Section 13 Notice if tenancy is on a rolling monthly basis

Checkout Fee

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit (Managed Service Only)
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs/replacement/cost of any broken or missing items (Managed only)

	Furnished	Unfurnished		Furnished	Unfurnished
1 Bed	£ 168.00 (inc VAT)	£ 138.00 (inc VAT)	• 4 bed	£ 216.00 (inc VAT)	£ 186.00 (inc VAT)
2 bed	£ 180.00 (inc VAT)	£ 150.00 (inc VAT)	• 5 bed	£ 246.00 (inc VAT)	£ 216.00 (inc VAT)
3 bed	£ 192.00 (inc VAT)	£ 162.00 (inc VAT)	• 6 bed	£ 276.00 (inc VAT)	£ 246.00 (inc VAT)

Inventory Fee - Dependent on the number of bedrooms and/or size of the property and outbuildings (see below)

	Furnished	Unfurnished		Furnished	Unfurnished
1 Bed	£ 192.00 (inc VAT)	£ 162.00 (inc VAT)	• 4 bed	£ 252.00 (inc VAT)	£ 222.00 (inc VAT)
2 bed	£ 210.00 (inc VAT)	£ 180.00 (inc VAT)	• 5 bed	£ 282.00 (inc VAT)	£ 252.00 (inc VAT)
3 bed	£ 228.00 (inc VAT)	£ 198.00 (inc VAT)	• 6 bed	£ 312.00 (inc VAT)	£ 282.00 (inc VAT)

Court Attendance - £ 78.00(inc VAT) per hour

The Agent may receive commission from any contractors employed and / or instructed on behalf of the Landlord to undertake works and / or repairs to the Property at a rate of 9.6% inc of the invoice total. The commission payment is paid by the contractor to the Agent.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF



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