

LANDLORD - FEES

Management fees

Marketing fee - £360 inc VAT plus 12% inc VAT

To include-

- Photographs and details
- Advertising and Boards
- Accompanied Viewings and feedback
- Tenant Referencing
- Tenancy Agreements
- Right to Rent Checks
- All aspects of legislative paperwork for compliance
- Rent/Debt Collection
- Quarterly Inspections
- Repair Issues
- Check Out Inspection

Additional Fees –

Notices to Quit £180 inc VAT
Additional Inspections £60 inc VAT
Any works organised over £750.00 12% of final Invoice inc VAT

Let Only Fees

Let only marketing fee - minimum of £600 inc VAT or 60% of the first month's rent
(rents below £500 PCM – min fee of £420 inc VAT)

Tenancy Deposit Scheme & Inventory
1-2 bed £150 inc VAT
3 bed £180 inc VAT
4+ bed £250 inc VAT

LANDLORD – ADDITIONAL FEES

Notices to Quit: £180.00 inc VAT
Additional Property Inspections: £60.00 inc VAT
New Tenancy Agreements: Let Only and Managed Properties £120.00 inc VAT
Addendum Notice (additional clauses): £30.00 inc VAT
Paper Copy of Statements: £5.00 inc VAT
End of Year Tax Statements: £50.00 inc VAT
Rent Increase Negotiations: £60.00 inc VAT
Tenancy Deposit Scheme TDS (without inventory): £42.00 inc VAT
Energy Performance Certificate: £90 inc VAT

Sale of Rental property to Tenant: In the event that a tenant introduced by Joplings, purchases the property, a sales fee of 1.2% inc VAT will apply.

Caretaking Services: For empty or vacant periods a Fee of: £20 inc VAT per visit to the property
Court Attendance and Administration: £150 inc of VAT per 1/2 day
Let Only Check Out From £90 inc VAT capped at £240 inc VAT
Let Only Inspections £36 inc VAT

TENANT – FEES

Security Deposit: This fee will be based on 5 weeks rent of each individual property. This money must be registered with a government approved bond scheme, Deposit Protection Service (DPS), MyDeposits or Tenancy Deposit Scheme (TDS).

Lost and Replacement Keys: Tenants will be charged the overall the cost of the keys and/or the replacement lock if they are at fault. The Agent/ Landlord is entitled to be fully reimbursed for all reasonable costs incurred in replacing existing or providing additional keys and security/ entry devices immediately, upon production of a receipt/ invoice. An agency administration will be added of £20.00 inc VAT.

Variation or changes to an existing tenancy agreement — £50 inc VAT per change. This charge will cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. This also covers costs in 'change of sharer' situations and covers the landlords costs in securing a new sharing applicant and associated legal requirements in processing that new sharers application.

LATE PAYMENT FEES: The Agent/ Landlord is entitled to charge interest at 3% above the Bank of England's base rate for each day that a rent payment is outstanding. This charge will be applied once the rent has been outstanding for 14 days or more and will then be backdated to the rent due date. Payment of interest must be made at the same time as the rent is brought up to date.