

# VILLAGE ESTATES – LANDLORD FEES 2019/2020



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



**The National  
Approved  
Letting  
Scheme**

**INDEPENDENT REDRESS  
PROVIDED BY : TPOs**



**The Property  
Ombudsman**



<b>Charges For Services</b> (VAT at 20% is included in all prices where applicable)			
All payments are due in advance, with the exception of the monthly management fee which is payable in line with rent paid.			
	<b>Let Only</b>	<b>Rent Collection</b>	<b>Managed</b>
Commission Fee (Finder's Fee)	5 weeks rent + VAT	3 weeks rent + VAT	3 weeks rent + VAT
Management Fee, monthly commission of rent paid	(Not Applicable)	7.5% + VAT	12.5% + VAT
<b>Additional Charges For Services</b>			
Tenancy Agreement	£129.00   (£154.80 Inc. VAT)		<input type="checkbox"/>
Deposit Registration & Extension with TDS	£45.00   (£54.00 Inc. VAT)		<input type="checkbox"/>
12 Months' Rent Warranty Cover & Legal Protection	£195.00   1 bed – (£234 Inc. VAT) £205.00   2 bed – (£246 Inc. VAT) £215.00   3 bed – (£258 Inc. VAT) £225.00   4 bed – (£270 Inc. VAT)		<input type="checkbox"/>
Inventory Schedule of Condition / Inspections	(See table below table)		
Aborted Inventory Charge	£50.00   (£60.00 Inc. VAT)		<input type="checkbox"/>
Periodic Inspection (Free 6 month inspection is included on fully managed tenancies)	£50.00   (£60.00 Inc. VAT)		<input type="checkbox"/>
Gas Safety Certificate	£ 90.00   (£108.00 Inc. VAT)		<input type="checkbox"/>
Gas Safety & Boiler Service	£199.00   (£238.80 Inc. VAT)		<input type="checkbox"/>
NIEIEC Electrical Safety Check	From £120.00   (£144.00 Inc. VAT)		<input type="checkbox"/>
Portable Appliance Test (PAT)	£79.00   (£94.80 Inc. VAT)		<input type="checkbox"/>
Legionnaires Risk Assessment	£99.00 (£118.80)		<input type="checkbox"/>
Energy Performance Certificate (EPC)	£99.00   (£118.80 Inc. VAT)		<input type="checkbox"/>
Smoke/Carbon Monoxide Alarm	1 <sup>st</sup> £45.00 then £25.00 each thereafter		<input type="checkbox"/>
Serving of Form 6a (known as Section 21 Notice)	£125.00   (£150.00 Inc. VAT)		<input type="checkbox"/>
Tenancy Agreement Renewals (Including Extensions)	1 weeks rent + VAT		<input type="checkbox"/>
Court Attendance as witness (per hour) (Managed Properties Only)	£60.00   (£72.00 Inc. VAT)		<input type="checkbox"/>
Aborted Administration Fee	£50.00   (£60.00 Inc. VAT)		<input type="checkbox"/>
Termination of Management	Half a month's rent cancellation + VAT		<input type="checkbox"/>

No. of Bedrooms	Supply Inventory & Periodic Inspections			All Additional Rooms/Outbuildings are charged at £20 per room (£24 Inc. VAT)		
	1	2	3	4	5	6+ <input type="checkbox"/>
Unfurnished	£155.00 (£188 Inc. VAT)	£175.00 (£210 Inc. VAT)	£195.00 (£234.00 Inc. VAT)	£215.00 (£258.00 Inc. VAT)	£235.00 (£282.00 Inc. VAT)	Properties with 6 beds or more will require a separate valuation. Please ask the Agent for more information
Furnished	£165.00 (£198 Inc. VAT)	£185.00 (£210 Inc. VAT)	£205.00 (£246.00 Inc. VAT)	£225.00 (£270.00 Inc. VAT)	£245.00 (£294.00 Inc. VAT)	
Periodic Inspection	£45 each (£54 Inc. VAT) or two (when purchased together) for £75 (£90 Inc. VAT)					

FOR FULL DETAILS OF SERVICES AVAILABLE AND THE RELEVANT CHARGES – PLEASE ASK A MEMBER OF THE VILLAGE TEAM WHO WILL BE HAPPY TO HELP.