

Fees to Landlords

Fully Managed:

5% of monthly rental + VAT (6% inc VAT) for first 6 months management fee/property; 8% of monthly rental + VAT (9.6% inc VAT) thereafter or minimum £50 + VAT (£60 inc VAT) management fee/property.

Providing guidance on compliance with statutory provisions and letting consents.

Advising on non-resident tax status and HMRC (if relevant).

Collecting and remitting the monthly rent received.

Pursuing non-payment of rent and providing advice on rent arrears actions.

Deducting commission and other works.

Undertaking minimum two inspections per annum and notifying landlord of outcome.

Arranging routine repairs and instructing approved contractors if required.

Advising on refurbishment.

Issuing Section 21 notices where necessary.

Agreeing with tenant check out date and time.

Attending final checkout using initial moving in inventory.

Arranging quotations where required for works required after checkout.

Negotiating with landlord and tenant any disbursement of the security deposit.

Returning deposit as agreed with landlord and tenant to relevant parties.

Remitting any disputed amount to Deposit Protection Service for adjudication.

New Tenant Fee:

£145 + VAT (£174 inc VAT)

Advising on refurbishment prior to letting property.

Agreeing the market rent and finding a tenant in accordance with the landlord guidelines.

Producing property details including floor plans and photographs.

Carrying out accompanied viewings (as appropriate).

Marketing the property.

Advertising on relevant portals, eg rightmove, zoopla, elliswinters etc and in the local newspaper(s).

Erecting board outside property in accordance with Town and Country Planning Act 1990.

Drawing up lease and preparing all landlord paperwork associated with tenancy.

Preparing full inventory of property including photographs.

Registering landlord details and protecting the security deposit with Deposit Protection Service.

Extension to Lease Fee (Fixed Term):

£45 + VAT (£54 inc VAT)

Reviewing rent in accordance with current market values and advising landlords.

Negotiating with tenant for further fixed term.

Directing tenant to make payment change as appropriate.

Issuing extension to lease.

Rent Review Fee (Statutory Periodic):

£35 + VAT (£42 inc VAT) per Section 13 notice

Reviewing rent in accordance with current market values and advising landlords.

Negotiating with tenant.

Directing tenant to make payment change as appropriate.

Serving Section 13 notice.

If you have any questions on the above, please ask a member of our Lettings team

Ellis Winters St Ives Ltd, 15-17 White Hart Court, St Ives, Cambridgeshire PE27 5EA