

Bychoice

LETTINGS

Associations and Memberships

Bychoice are members of the Royal Institute of Chartered Surveyors client money protection scheme.

Bychoice are member of the Association of Residential Letting Agents, the Royal Institute of Chartered Surveyors & the Surveyors Ombudsman.

Landlords Fees

Description	Fees*
Letting Fee including Marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement (fee shared with tenant), completion of paperwork, registration of tenants deposit and pre-let paperwork	1 months rent plus VAT
Managed Letting Fee including Marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement (fee shared with tenant), completion of paperwork, registration of tenants deposit and pre-let paperwork	½ months rent plus VAT
Rent Collection including rent collection, arrears collection, accounting and renewal negotiation	8% of rent payable plus vat
Full Management including property maintenance, property visit, service of notices, deposit negotiation together with all services applicable under rent collection	10% of rent payable plus vat
Renewal tenancy agreement (fee shared with tenant) production of extension tenancy agreement	£60 incl VAT
Withdrawal from entering into a tenancy having instructed Bychoice to proceed – Administration fee	£250 incl VAT
Paper copies of statements of accounts	£3 incl VAT per month
Tax retention and completion of documentation for HMRC	£81 incl VAT per quarter
Administration fee for the provision of NRL gross annual income and expenditure statement to HMRC	£36 incl VAT
Provision of a statement showing gross income and expenditure for the year	£25 incl VAT
Negotiations of deductions from deposit (not fully managed)	£300 incl VAT
Attendance at Court/Tribunal	£180 incl VAT day/part thereof
Service of notices administration fee (including section 8, 21 & 13 notices) where Full Management service is not taken	£120 incl VAT
Extra property visit	£50 incl VAT
Wait at property for a landlord appointed Contractor following an arranged appointment	£60 incl VAT per hour/part thereof

Tenants Fees

Description	Fees*
Tenancy Set up- production of tenancy agreement (fee shared with landlord), deposit registration and pre-let works	£200 incl VAT
Tenant referencing fee	£95 incl VAT each
Guarantor referencing and production of deed of guarantee	£95 incl VAT each
Inventory and condition report and Check-in fee	£120 incl VAT
Change of Sharer Redrafting tenancy agreement, referencing new tenant(s), re-registering the deposit and producing prescribed information notice	£265 incl VAT
Checkout fee	£80 incl VAT
Renewal tenancy agreement (fee shared with tenant) production of extension tenancy agreement	£60 incl VAT