

Hobday's Fees for Landlords

Fee for let only service: 8% plus VAT of the total annual rent. Additional cost for serving any notice is £60.00 per notice.

Fee for Let and Rent Collection: 10% plus VAT of the total annual rent, this is split 8% for the letting of the property and 2% for rent collection, plus vat (8% paid in advance 2% taken from rent each month for rent collection). Additional cost for serving any notice is £60.00 per notice.

Full Management Service: 12% plus VAT of the total annual rent (8% paid in advance, 4% taken from rent each month for management) No additional costs.

PAID MONTHLY FULL MANAGEMENT SERVICE: 12% plus vat deducted from rent each month - **this fee remains constant for as long as the tenant resides at the property.**

Fees for Holding & Registering Tenants Deposit:

- 1. For managed properties a yearly fee of £39.00 includes VAT**
- 2. For unmanaged properties a yearly fee of £75.00 includes VAT**

Renewal Fees

Should the same tenant stay in occupation longer than one year our renewal fees are as follows:

6% + VAT of the rental income for complete period of the tenancy for Year 2; reducing to 4% plus VAT for Year three; and 4% Thereafter

This does not include the 2% rent collection or 4% full management fee charged separately. **If you pay a monthly fee for either full management or rent collection there will be no renewal fee. This rate will stay the same no matter how long your tenants stay and renew for.**

If you decide you wish your tenant to go on to a Statutory Periodic Tenancy (which is a month to month basis) when the tenancy agreement expires, we confirm this in letter form to the tenants and you will be charged either monthly or quarterly depending on whether managed or unmanaged circumstances.

Inventory (Via independent inventory clerk)— The tenant pays but the landlord is responsible for the check-out costs, see separate cost for inventories as cost depends on size of property.

PLEASE SPEAK TO THE LETTINGS TEAM FOR ANY DISCOUNTS THAT MAY APPLY TO THE ABOVE FEES

The above only covers the fees that Hobdays charge and do not include property maintenance, gas safety checks, rental warranties etc. For clarification speak to a member of the lettings team

Hobdays are members of the Property Redress Scheme and have Client Money Protection