

Fees to: landlords

www.benjaminsproperty.com

Level of service offered:

Tenant find: £350.00 Set Up Fee (Inc VAT)

INCLUDES:

- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Rent collection: 7.2% of rent (Inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Fully managed: 10% of rent (Inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Setup Fee (Landlords Share):

£ 250.00 (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)

Inventory Fee £90.00 (landlords share)

Dependent on the number of bedrooms and/or size of the property and outbuildings

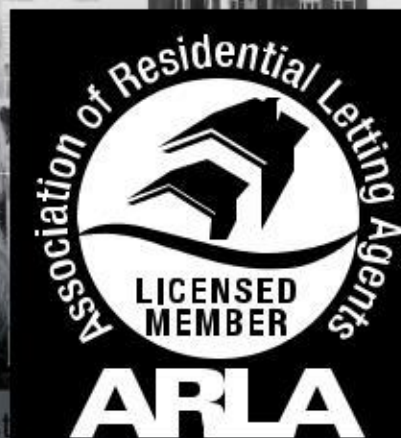
See attached Schedule

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

- Deposit Registration Fee: £_0.00 (inc VAT)
- Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme
 - Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

- Additional property visits: £ 25.00 (inc VAT)
- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

- Submission of non-resident landlords receipts to HMRC £ 25.00 (inc VAT) quarterly
- To remit and balance the financial return to HMRC quarterly – and respond to any specific query relating to the return from the landlord or HMRC

- Rent Review Fee £ 25.00 (inc VAT)
- Review rent in accordance with current prevailing market condition and advise the landlord
 - Negotiate with tenant
 - Direct tenant to make payment change as appropriate
 - Update the tenancy agreement
 - Serve Section 13 Notice if tenancy is on a rolling monthly basis

- Renewal Fee (landlords share) £ 30.00 (inc VAT)
- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

- Checkout Fee (landlords share) £ 0.00 (inc VAT)
- Agree with tenant check out date and time appointment
 - Instruct inventory provider to attend
 - Negotiate with landlord and tenant any disbursement of the security deposit
 - Return deposit as agreed with landlord and tenant to relevant parties
 - Remit any disputed amount to Scheme for final adjudication
 - Unprotect security deposit
 - Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items

Court Attendance £ 50.00 (inc VAT) per hour

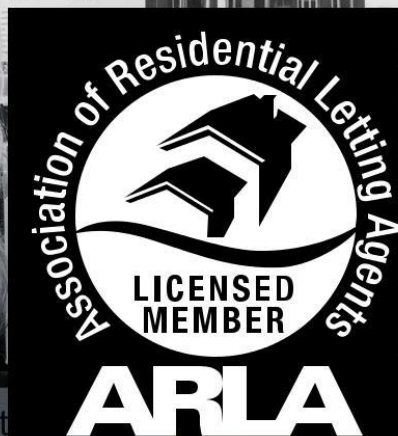
IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

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