



*Emmerson*

## Landlords Fees



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Specialist Letting And Property Management Agents

Emmerson

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## Landlords – A Guide to Our Fees

Landlords need to know, as far as possible, what the outgoings are likely to be so that they can budget accordingly, with no hidden surprises!

Our costs are intended to be simple and clear, but if you have any queries please contact us.

We will always try to match our services to the requirements of individual Landlords, but broadly our fees for the 3 levels of service are:

<b>COMMISSION FEES (all fees incl VAT)</b>		
<b>Letting Only</b> <i>(see Short Lets and Renewals below)</i>	<b>Letting and Rent Collection</b>	<b>Full Management</b> <i>See notes - Bespoke Management Services</i>
<b>10.8%</b> (9% excl VAT)	<b>13.2%</b> (11% excl VAT)	<b>15.6%</b> (13% excl VAT)
<i>All Commission fees are subject to a minimum fee of £360 including VAT, a minimum 6 month tenancy and are a percentage of the rent collected.</i>		
<b>PORTFOLIO MANAGEMENT</b>		
Fees will depend on the size of the portfolio and the services required - please telephone to discuss		
<b>ADDITIONAL FEES</b>		
<b>Set Up Fee</b> - for the Tenancy Agreement, however, Landlords may use their own Agreement		£132 (£110 excl VAT)
<b>Deposit Registration Fee</b> (with Government approved scheme) payable annually		£84 (£70 excl VAT)
<b>Renewal of Managed Properties</b> (includes current rental valuation, Memorandum and compliance fee)		£84 (£70 excl VAT)
<b>Renewal of Letting only properties</b>		£84 (£70 excl VAT) plus 6% (5% plus VAT) of rent in 2 <sup>nd</sup> and subsequent years for a continual tenancy
<b>Energy Performance Certificate</b>		£96 (£80 excl VAT)
<b>Deposit Dispute Handling Fee</b>		£120 (£100 excl VAT)
<b>Submission of non-resident Landlords' receipts to HMRC</b>		£45 (£37.50 excl VAT) per quarterly submission
<b>Issuing Early Possession Notice</b>		£120 (£100 excl VAT)
<b>Contractors Charges</b>		Invoiced at cost
<b>Project Supervision Fee for works and refurbishments costing over £500</b>		12% (10% excl VAT) of net cost
<b>Re-direction of mail overseas</b>		Postage plus £6 administration
<b>Court Attendance</b>		£60 (£50 excl VAT) per hour
<b>THIRD PARTY COSTS</b>		
<b>Inventory Charges</b>		<a href="#">Click Here For Inventory Charges</a>
<b>SHORT TERM LETS (fees are a percentage of rents collected)</b>		
<b>Tenancy Term of 3 – 6 Months</b>		18% (15% excl VAT)
<b>Tenancy Term of less than 3 Months</b>		24% (20% excl VAT)