

	Tenant Find: 72% of rent (inc. VAT) pcm		Fully managed: 12% of rent (inc. VAT) pcm
Agree the rental value	✓		✓
Provide guidance on compliance with statutory provisions and letting consents	✓		✓
Advise on refurbishment requirements	✓		✓
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible)	✓		✓
Market the property and advertise on relevant portals	✓		✓
Carry out accompanied viewings (as appropriate)	✓		✓
Find tenants	✓		✓
Advise on non-resident tax status and HMRC (if relevant)	✓		✓
Collect and remit initial months' rent	✓		✓
Provide tenants with method of payment	✓		✓
Deduct any pre-tenancy invoices	✓		✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	✓		✓
Agree collection of any shortfall and payment method	✓		✓
Advise all relevant utility providers of any changes	✓		
Demand, collect and remit the monthly rent	✓		✓
Arrangement payments for statutory requirements			✓
Pursue non-payment of rent and provide advice on rent arrears actions			✓
Undertake two routine visits per annum and notify the outcome to the landlord			✓
Arrange routine repairs and instruct approved contractors (providing quotes)			✓
Hold keys throughout the tenancy term			✓
Security Deposit dilapidation negotiations			✓

LANDLORD FEES SCHEDULE



www.lane-browns.co.uk

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £75.00 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £84.00 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) £168.00 (inc. VAT) per tenancy
- Legionella Risk Assessment £50.00 (inc. VAT) per tenancy

START OF TENANCY FEES

Arrange an Inventory & schedule of condition
Fee: £156.00 (inc. VAT) per tenancy.

Deposit Registration Fees (where collected): £24.00 (inc. VAT) per tenancy. 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 the tenancy start date.

START OF TENANCY FEES Cont:

Set-up Fees: £156.00 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

DURING TENANCY FEES

Additional Property Visits: £25.00 (inc. VAT) per visit.
Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

DURING TENANCY FEES Cont:

Rent Review Fees: £50.00 (inc. VAT) per tenancy. (Let Only)
Review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis.

END OF TENANCY FEES

Check-out Fees: £90.00 (inc. VAT) per tenancy.
Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Fees for the service of Legal Notices
(Section 8 or Section 21): £50.00 (inc. VAT) per Notice. (Let Only)

Court Attendance Fees: £75.00 (inc. VAT) per hour.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION: **propertymark**
www.propertymark.co.uk

INDEPENDENT REDRESS:
[www.\[tpos/theprs\].co.uk](http://www.[tpos/theprs].co.uk)

