

LANDLORDS FEES

Part 1 – The Management Fees

The following provides guidance as to our fee basis for the 3 optional levels of services Chaney's can provide...

Full Property Management Service

Fee: 12% inc VAT (i.e. 10% excl VAT) of the monthly rent payable by the tenant under the tenancy agreement.

Tenant Finding and Rent Collection Only Service

Fee: 9% inc VAT (i.e. 7.5% excl VAT) of the monthly rent payable by the tenant under the tenancy agreement.

Tenant Finding (Let Only) Service

Fee: One off fee equal to the first month's agreed rent or negotiable depending on our involvement



Client Money Protection

Chaney's regulated by Royal Institution of Chartered Surveyors (RICS)

Firms regulated by RICS hold your money in a designated client account and accounts are subject to independent inspection. RICS use a Client Money Protection Scheme, meaning your money held by Chaney's will be protected by RICS. For further information please visit:

<http://www.rics.org/RICSclientsMoneyProtectionScheme.pdf>

LANDLORDS FEES

Part 2 – Additional Charges during the course of a Tenancy

The following provides guidance to the additional fee charges that will be applied if and when required...

All fees identified below include VAT unless stated otherwise.

Description	Fee
Lease Renewal - Negotiating with the tenant and preparing the administration associated with renewing an existing lease	£75.00
New Letting Fee – Undertaking updated photographs, advertising on the prominent property search web portals (including rightmove and zoopla), undertake viewings, referencing and completion of the administration associated with the new tenancy (Rent Collection and Full Property Management only).	£200.00
Serving a section 13 Notice upon the tenant to increase the rent on a statutory periodic basis	£75.00
Project Management of Refurbishment and Major Works – overseeing any refurbishment works or significant maintenance works over the contractor’s final invoice of £1,000 (excluding VAT) and above. To include, obtaining alternative quotes if required, inspecting progress during the course of works, review potential snagging and (for refurbishments), inspect the property 3 monthly for the first year after the works have completed.	10% Exl VAT
Serving a section 21 notice/notice to quit upon a Tenant (if undertaken in-house)	£75.00
Handling dispute negotiations should a tenancy dispute be submitted to the relevant tenancy deposit scheme.	£100.00
To arrange the removal and/or replacement of any larger fixtures or fittings in property (e.g. white goods, mattresses, cupboards, tables, etc...)	£40.00
Undertaking additional visits/inspections to the property (excluding the mid-term inspection. This visit is included in the main percentage management fee).	£30.00
Arranging for further key cutting	£20.00
To register the deposit with the Tenancy Deposit Scheme (www.tenancydepositscheme.com) – due at the start of the tenancy	£25.00
Any requirement for us to appear in Court or Tribunal will incur and hourly charge	£120.00 per hour
Providing Financial Information to the Landlord or their Accountant for completing tax returns – hourly charge	£50.00 per hour
Check In Inventory - The landlord will be charged for the ‘Check In’ Inventory and Report undertaken by a competent third party inventory clerk. Prices vary depending on the size of the property and are created by the Inventory Clerk. Please contact us if you require further clarification. The Check Out Report charge will be paid by the Tenant.	Between £120 and £180 (approx.)