

## FEES TO: LANDLORDS

[www.julian-dyer.co.uk](http://www.julian-dyer.co.uk)

**Full Management – NO VAT**

**Deductions to be made from the rental income**

Initial fee for Unfurnished dwelling (this is a one-off fee for new dwellings)	£150.00
Initial fee for Furnished dwelling (this is a one-off fee for new dwellings )	£300.00
<ul style="list-style-type: none"> <li>• Rental appraisal</li> <li>• Marketing and professional advertising of the dwelling</li> <li>• Erecting an advertisement board</li> <li>• Carrying out viewings at the dwelling</li> </ul>	
Monthly Arrangement Fee	10% of the monthly rental figure
<ul style="list-style-type: none"> <li>• Collecting and remitting the monthly rent received, deducting and remitting contractor payments and producing monthly statement</li> <li>• When necessary it includes the pursuance of chasing non-payment of rent, sending arrears letters.</li> <li>• We will deal with maintenance issues that are reported and arrange a contractor to attend the dwelling and make necessary repairs.</li> <li>• We will carry out quarterly inspections and report.</li> <li>• We will arrange annual landlord gas inspections.</li> </ul>	
Occupation Contracts and References for prospective contract-holders	
<ul style="list-style-type: none"> <li>• Preparation of occupation-contract and the pursuit of references <ul style="list-style-type: none"> <li>○ Second Applicant an additional</li> <li>○ Guarantor an additional</li> </ul> </li> <li>• Preparation of renewal occupation-contract</li> <li>• Periodic renewal</li> </ul>	£150.00 £100.00 £50.00 £100.00 £50.00
Inventories	
<ul style="list-style-type: none"> <li>• For First Preparation of Unfurnished Inventory</li> <li>• For First Preparation of Furnished Inventory this will be negotiable but will start at</li> <li>• For Subsequent Preparation of Unfurnished Inventory</li> <li>• For Subsequent Preparation of Furnished Inventory this will be negotiable but will start at</li> <li>• For Final Inventory check of Unfurnished property</li> <li>• For Final Inventory check of Furnished dwelling this will be negotiable but will start at</li> </ul>	£150.00 £300.00 £75.00 £150.00 £75.00 £150.00

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### Additional fees:

- |  |                   |                                    |
|--|-------------------|------------------------------------|
| • Bank charges to and from the Clients Account are | £0.48 per deposit | £0.55 per withdrawal fee per month |
| • Rent Smart Licence inclusion                     | £0.50 per month   |                                    |
| • Registration into The Tenancy Deposit Scheme     | £10.00 per annum  |                                    |

### Referral (contract-holder find only service) NO VAT

- |   |  |
|---|--|
| •   | 90% of the monthly rent (with a minimum fee of £500) |
| • Variation in the terms of a periodic contract (eg increase the rent) to have the deposit re-protected | £50.00   |
| • Preparation of new fixed-term occupation-contract with the same contract-holder/s                     | £150.00  |

Client Money Protection R.I.C.S. Client Money Protection N.A.E.A. The Property Ombudsman in respect of the Property Redress Scheme

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