

Manning Stainton Agency Fees 2019

Landlord Fees

Option 1*

Lettings Rent Collection and Management of the Property

- Marketing Fee: £354
- Management Fee: 13.2% pcm of the rent
- Each New Tenancy arranged thereafter £354

Option 2*

Lettings Only

- 7% of 12 months rent + VAT (8.4%)
- 14% of 6 months rent + VAT (16.8%)
- Renewal fee
5% of 12 months rent + VAT (6%)
10% of 6 months rent + VAT (12%)

Rent Guarantee

- | | | | |
|--------------|-----------------|------------------|-----------------|
| • £0- £499 | £20 + VAT (£24) | • £800- £1,099 | £30 + VAT (£36) |
| • £500- £799 | £25 + VAT (£30) | • £1,100- £2,499 | £25 + VAT (£30) |

Terms and conditions apply

*All fees quoted are standard fees and are tailor made on appointment to suit your needs and reflect the property to be let and our valuer will go through these with you on their visit.

Other Costs (dependant on the service you have chosen) Fees quoted include VAT at the current rate of 20% where appropriate

Included in Option 1

Property inspections	£60 (£50)
Checkout inspection	£180 (£150)
Arranging Annual Gas Safety Certificate	£36 (£30)
Rent Review fee	£96 (£80)
Issuing Section 21 Notice seeking possession of the property	£120 (£100)
Utility Notification (per change of occupier)	£36 (£30)
Arranging Annual Electrical Safety Certificate	£36 (£30)

Included in Option 1

Unfurnished Inventory	£180 (£150)
Furnished Inventory	£240 (£200)

Optional extras for all packages

Additional property inspections	£60 (£50)
Supervision of Major works (over £500)	12% + VAT of invoice
Duplicate Statement (each)	£18 (£15)
File retrieval from archive	£48 (£40)
British Gas access or contractors	£60 (£50) 1st hour, £30 (£25) each additional hour
Excess crockery/cutlery/ornaments etc.	£84 (£70)
Duplication of extra keys (per key)	£9.60 (£8)
Abortive visits	£78 (£65)
Appliance manuals	£36 (£30)
Energy Performance Certificate	£118.80 (£99)

Tenant Charges

In addition to the Rent and Deposit, there are a few other costs that Tenants must budget for before entering into a new tenancy agreement that Manning Stainton arrange.

The following charges are payable, dependant on circumstances, before a tenancy starts:

- Holding Deposit - Equivalent to 1 weeks rent of the property you're interested in
- Company Let- £480 (£400)

Throughout the tenancy there are other costs that must be covered on top of the rent. These might include:

- Change of Sharer £50 (£41.67)
- Variation of contracts £50 (£41.67)
- Fees relating to lost keys £5 (£4.17) + cost of keys
- Unpaid rent (after 14 days) Interest at 3% above Bank of England base rate
- Early termination of tenancy Equivalent to rent (Subject to agreement)lost due to void period

*The above figures are shown as inclusive of VAT the figure in brackets is ex VAT