

Landlord Fees

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**JAMES
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Lettings & Rent Collection Service	Letting, Rent Collection & Management Service	Letting, Rent Collection & Comprehensive Management
13.2% (11%+VAT)	19.2% (16%+VAT)	20.4% (17%+VAT)
Continuation & Rent Collection	Continuation & Management	Continuation & Comprehensive Management
13.2% (11%+VAT)	19.2% (16%+VAT)	20.4% (17%+VAT)
All figures are based on a 12 month Tenancy period		
Monthly Rent = £1,000.00 12 months x £1000 = £12,000.00 £12,000 x 13.2% = £1,584.00 (£1,320.00 + £264.00 VAT) Continuation of Tenancy: £1,584.00 (£1,320.00 + £264.00 VAT)	Monthly Rental = £1,000.00 12 months x £1000 = £12,000.00 £12,000 x 19.2% = £2,304.00 (£1,920.00 + £384.00 VAT) Continuation of Tenancy: £2,304.00 (£1,920.00 + £384.00 VAT)	Monthly Rental = £1,000.00 12 months x £1000 = £12,000.00 £12,000 x 20.4% = £2,448.00 (£2,040.00 + £408.00 VAT) Continuation of Tenancy: £2,448.00 (£2,040.00 + £408.00 VAT)

Tenancy Set Up Fee - £240 (£200+VAT)

Renewal Administration - £120 (£100+VAT)

Deposit Registration - £42 (£35+VAT)

Landlord Guide to Potential Third Party Costs

**Updated at 25/02/2016*

- Energy Performance Certificate - £78 (£65+VAT)
- Gas Safety Inspection Certificate - £96 (£80+VAT)
- Smoke/CO Detector Fitting:
 - 1 alarm: £70.00 (inc VAT)
 - Additional alarms: £40.00 (inc VAT)
- Electrical Safety Certificate (EICR) - £238.80 (£199+VAT)

Inventory

(All prices include VAT)

Inventory Make					
	Stu/1Bed	2 Bed	3 Bed	4 Bed	5 Bed
Furnished	£132.00	£150.00	£180.00	£210.00	£240.00
Unfurnished	£120.00	£138.00	£168.00	£198.00	£228.00

Inventory Check Out					
	Stu/1Bed	2 Bed	3 Bed	4 Bed	5 Bed
Furnished	£120.00	£138.00	£168.00	£198.00	£228.00
Unfurnished	£114.00	£132.00	£162.00	£192.00	£222.00

Landlord Guide to Potential Costs where Management/Comprehensive Management Service has been instructed

**Updated at 26/02/2016*

- Management Property Inspection - £78 (£65+VAT)
- Submission of Non-Resident Landlord Receipts to HMRC - £90 (Quarterly)
- Arrangement Fee for Refurbishment Works over £500.00 - 12% of net cost (10%+VAT)
- Waiting at Properties - £60 (£50+VAT) p/hour or part thereof
- Void Period Management Services - £180 (£150+VAT) p/month

Other Potential Landlord Costs

- Credit Card Payments - 2%
- CHAPS same day transfer - £30 (£25+VAT)
- Court Attendance - £360 (£300+VAT) p/day or part of

James Anderson is an ARLA licensed Member
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Client money protection (NFOPP)

