

Explanation of our Landlord Fees

VAT calculated at current rate of 20%, subject to change

Commission, fees & Charges	Without VAT	Including VAT
Single Property Under Full Management (% of rent charged)	12.5%	15%
Multiple Properties Under Full Management	Negotiable	
Tenant Find Only Service Charge	80% of months' rent	96%
Set Up costs including unfurnished inventory (full management only)	£495.00	£594.00
Remarketing Fee when Tenants Vacate	£395.00	£474.00
Unfurnished Inventory – Tenant Find only	£250.00	£300.00
Arranging a rent increase providing it is fair & reasonable (full management only)	£35.00	£42.00
Landlord withdrawing from letting after tenant references have begun	£150.00	£180.00
Serving Section 8 Notice – unless we advise using a solicitor – (full management only)	£75.00	£90.00
Administration charge to process a claim on your behalf against the tenants' deposit if the deposit schemes arbitration service is required – Tenant Find Only	£125.00	£150.00
Deposit Statutory Declaration claim form when signature required	£35.00	£42.00
If the agent must accompany or wait for a landlords' contractor – charged per half hour	£25.00	£30.00
If a tenant vacates and a new agreement needs to be drafted for any remaining tenants	£175.00	£210.00
Tenants Right to Rent check, Sanction Check & ID Verification	£18.00	£21.60
Additional Costs from contractors if required		
Gas Safety Certificate	Price on application	
PAT testing	Price on application	
12 Months' Rent & Legal protection Insurance	Price on application	
Fitting smoke & carbon monoxide alarms	Price on application	
Legionella Risk Assessment	Price on application	
Energy Performance Certificate	Price on application	

Michael Tuck Lettings has Client Money Protection Insurance through 'Client Money Protect'

