

Landlord Charges



Letting Service

12% of rent (Incl. VAT)

Includes

Photographs and marketing

Accompany viewings

Arrange tenant references

Advise of landlord compliance

Collect and remit rent received

Chase rent arrears

Arrange the check-in and check-out

Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

The fee is calculated on 12% (Inc. VAT) of the annual rent due under the terms of the tenancy subject to a minimum fee of £720 (Inc. VAT). This fee will be charged on every tenancy renewal.

Fully Managed Service

18% of rent (Incl. VAT)

Includes

Photographs and marketing

Accompany viewings

Arrange tenant references

Advise of landlord compliance

Collect and remit rent received

Chase rent arrears

Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Arrange the check-in and check-out

Arrange safety inspections

Arrange routine maintenance using approved contractors

Undertake two property visits per year

Deposit release negotiations

The fee is calculated on 18% (Inc. VAT) of the annual rent due under the terms of the tenancy subject to a minimum fee of £720 (Inc. VAT). This fee will be charged on every tenancy renewal.

Short Let

24% of rent (incl. VAT)

Includes

Photographs and marketing

Accompany viewings

Negotiating of tenancy offer

Arrange tenant references

Advise of landlord compliance

Collect and remit rent received

Chase rent arrears

Arrange the check-in and check-out

Arrange safety inspections

Arrange routine maintenance using approved contractors

Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

The fee is calculated on 24% (Inc. VAT) of the annual rent due under the terms of the tenancy subject to a minimum fee of £720 (Inc. VAT).

This fee will be charged on every tenancy renewal.

Additional non-optional fees and charges (irrespective of level of service)

Prepare Tenancy Agreement	£120 (Incl. VAT)
Prepare Renewal Tenancy Agreement (where changes to tenancy terms dictate)	£120 (Incl. VAT)
Entering into a Short Let agreement on the landlords behalf	£120 (Incl. VAT)
Inventory Fee: The cost of the inventory will depend on that levied by the inventory clerk and will be payable by the landlord.	
Deposit Registration Fee	£12 (incl. VAT)
Pre-tenancy works	18% (Incl. VAT) of invoice value – subject to a minimum fee of £120 (incl. VAT)
Arranging works over £500	12% (Incl. VAT) of invoice value - subject to a minimum fee of £180 (incl. VAT)

**Additional non-optional fees and charges
(irrespective of level of service)**

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Vacant Management Service	£180 (Incl. VAT) per month
Legal Proceedings	£120 (incl. VAT) per hour plus reasonable expenses - subject to a minimum fee of £240 (Incl. VAT)
Managed Only Service	6% (incl. VAT) of the rent payable
Energy Performance Certificate (EPC)	£120 (incl. VAT)
Safety Certification: The cost of safety certification, including for gas and electrical safety, is levied by the approved supplier and payable by the landlord.	

Amberden Estates is a member of The Tenancy Deposit Scheme, the ARLA Client Money Protection Scheme and our redress scheme for consumers is Ombudsman Services: Property.