



124 Whitechapel Road
London E1 1JE

t. 0207 377 5445

PRIME LAND

FEES TO LANDLORD

GUARANTEED RENT - 0% commission on 1-5 years Lease

LET ONLY – 8% (incl. VAT)

RENT COLLECTION – 5% (incl. VAT)

FULLY MANAGED - 15% of rent (incl. VAT)

Additional fees and charges (irrespective of level of service)

Check In/Out Fee (Landlord's Share £250.00 inc VAT)

- Organise check-in for commencement of tenancy
- Agree with tenant check-out date and time appointment
- Instruct the inventory provider to attend, provide a report and comment as appropriate

Tenancy Set Up Fee (£250.00 inc VAT) to include: Preparation of Tenancy Agreement, Right to Rent and AML checks at the commencement of the tenancy to meet current legislation.

Tenant Referencing Fee (£50.00 inc VAT per person) to include: Vetting of tenants including any applicable guarantors at the commencement of tenancy including a credit check and any other necessary references to compile a final report on the suitability of tenant party.

Repairs & Maintenance throughout the Tenancy:

Labour: the charges of our recommended contractors are £100.00 (inc VAT) for callout & first hour, then £80.00 inc VAT per hour thereafter. This charge includes our cost for arranging initial visits, follow-up quotes/estimates, ensuring access via tenant or keys as necessary and organising the arrangements of the contractor to carry out the work. Please note these rates can be subject to change during the life of the tenancy.

Materials: As necessary for completion of repairs. These are provided at cost, plus a maximum 25% uplift to cover procurement, administration & disposal of redundant appliances as appropriate.

HMO Licensing/Selective Licensing: Fees vary depending on the local borough applicable. There is a fee of £180.00 inc VAT for Prime Land Property to apply for the license on the Landlords behalf.

EPC fee: £80.00 inc VAT

Gas Safety fee: £60.00 inc VAT

Fire Safety Pack: £80.00 inc VAT payable each year

Smoke Alarms: £120.00 inc VAT (where CO2 alarm is purchased at the same time the cost will be £150.00 inc VAT)

Emergency Repair Assistance: £150.00 inc VAT payable each year

Floor Plans: £100.00 inc VAT



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Renewal Fee: Agreed as part of the initial contract Negotiation. - Contract negotiation, including rent review, amending and updating terms and arranging a further tenancy and agreement.

Deposit Registration Fee: £72.00 inc VAT

- Register landlord and tenant details and protect the security deposit with a government-authorised scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy and arrange for the deposit management at the end of the tenancy including negotiation between both parties in order to find a mutual resolution. In the event of a dispute to include management and negotiation with the tenant regarding deductions, provision of evidence to relevant scheme and handling of the outcome.

Deposit Dispute Fee: £300.00 inc VAT (fee only chargeable where landlord registers deposit using own scheme) to manage negotiation of deductions from deposit between parties, collation, and provision of evidence to enable landlord submission and support of claim. Guidance on appropriate deductions for consideration and handling of outcome.

Submission of non-resident Landlords fees to HMRC (Non-Resident Landlord Fee): £90.00 inc VAT per quarter.

- to compile and submit the financial return to HMRC quarterly
- Respond to any specific query relating to the return from the landlord or HMRC
- Completion and submission of the Annual return will be arranged where applicable (i.e. Where the landlord is not NRL approved for receipt of gross rent)

Inspection Visits: £60.00 inc VAT - Attend in order to document the condition of the property. - Charge is per visit, and these are conducted quarterly.

Fire Risk Assessment: £300 inc VAT

- Carry out a survey by a qualified fire risk assessor to ensure compliance with LACORS regulations.

Inventory Fee: Dependent on the number of bedrooms and/or size of the property and outbuildings.

Professional Cleaning Fee: Dependent on the number of bedrooms and/or size of the property and whether it is carpeted.

Electrical Safety: Dependent on the number of bedrooms and/or size of the property and whether it is carpeted.