

**LANDLORDS FEES – EFFECTIVE FROM 1<sup>ST</sup> JANUARY 2019**

**FULLY MANAGED SERVICE**

<b>Set Up Fee</b>	<b>SET UP FEE £250</b>
<p>The setup fee includes initial visit, marketing and advertising the property, erecting a 'To Let' board in accordance with Town and Country Planning Act 1990. Carrying out viewings. Finding a suitable tenant based on Landlords guidelines. Drawing up tenancy agreement. Advising Landlord on obligations and advising on Health &amp; Safety. Digital Check-In report completed and forwarded to all parties via email. Advice on transfer of utilities. Annual return to HMRC. Smoke Alarms (Installed &amp; tested) £20 Each. Carbon Monoxide Detectors £25 Each (supplied to property).</p>	
<b>Monthly Fee (% of the monthly rent)</b>	<b>10% (Min £40/Month)</b>
<p>Collecting and remitting the monthly rent, deducting commission and other works and supplying a monthly statement via email. Property visit every 6 months. Routine Repairs. Pursue late payments and rent arrears and provide advice to Landlord. If the landlord seeks possession at the end of fixed term the fee covers issuing of a Section 21 Notice (requiring possession). Digital Mid Term Inspection report completed on 6 monthly visit &amp; forwarded to Landlord.</p>	
<b>Deposit Registration Fee</b>	<b>£FREE</b>
<p>All tenants' deposits MUST be secured in a government authorised Scheme. The fee includes providing tenants with Prescribed Information within 30 days of the start of the tenancy. Allied Management Ltd use <b>The Deposit Protection Service</b>. Should a Deposit fall into dispute Allied Management will provide evidence on behalf of Landlord at no charge.</p>	
<b>Inventory Fee</b>	<b>£60-£120 Depending on Size of Property</b>
<p>Inventory documents are very important and provide an impartial record of the condition of a property and any items included in the tenancy agreement. It forms a legal binding contract. The cost can vary due to the size of the property. Allied Management currently PROVIDE a digital check-in report <b>free of charge</b>. An inventory is an optional extra.</p>	
<b>Gas Safety Certificate</b>	<b>£70.00</b>
<p>Allied Management will appoint a Gas Safe Engineer to carry out the annual certificate, arrange access with the tenant. The Gas Safety Regulations 1998 state that all let and managed properties must be tested annually. Price may vary depending on engineer.</p>	

Allied Management Limited. Company number. 01935702  
 3 Highcliff View, Westgate, Guisborough, North Yorkshire. TS146AY Tel. 01287-204716  
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**Renewal Fee + Inspection Report**

**£50.00**

ALL our managed properties are let on a fixed-term basis. At the end of a fixed term we will automatically offer the tenant a renewal of the current tenancy agreement unless the Landlords informs us otherwise. Fixed terms are from 6 months to 3 years. The renewal of the agreement will coincide with a property visit, preparation and signing of tenancy agreement. A digital inspection report will be completed and forwarded to the Landlord every 6 months. Should the Landlord and Tenant mutually agree a standard periodic tenancy then a periodic inspection report will be charged at £30/Visit.

**Energy Performance Certificate**

**£65.00**

All Properties listed To-Let or For Sale must have a valid EPC. Landlords are required to provide one prior to marketing commencing and Allied Management take no responsibility for non-compliance. We can provide an EPC when required prior to marketing.

**Section 8 Notice & Court Attendance**

Allied Management will provide a Section 8 Notice (Rent Arrears, Anti-Social Behaviour, house SALE) on behalf of the landlord. A fee of **£50.00** is charged and includes serving the notice.

Representation in court (rent arrears, eviction) is charged at £50/hour. Minimum charge £50.00

**Consent to Let/Mortgage Lender Letter**

**£30.00**

Should the Landlords Mortgage lender require a 'Consent to Let' letter or notification of rental income relating to a property.

**Withdrawal Fee**

**When a landlord withdraws from a fully managed service and wishes to retain the tenant £250.00**

When a landlord dis-instructs Allied Management once an application has been received £100.00

\*TWO months' notice is required in writing to terminate agency agreement

**Additional Property Visit**

**£30.00**

Additional property visits as requested by the landlord.

Empty Property charges. Applies to property inspected for security purposes and visits as requested by the landlord. £35/Month.



- Allied Management Limited are member of [The Property Redress Scheme](#).
- Allied Management Limited are ARLA PROPERTYMARK members.
- Allied Management Limited have [Client Money Protection Insurance](#).
- Allied Management Limited are members of the [Deposit Protection Service](#).

Please speak to a member of staff if you require any further information.

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