

Landlord's Guide to Services and Fees

We are committed to being upfront with our charges and fees. The table below shows all landlord fees, inclusive of VAT. For more details, please refer to your Terms of Business or ask a member of our team.

Levels of Service

Let only	Letting and rent collection	Void period management	Full property management	Prime
<p>Property appraisal and advice on marketing and rents achievable</p> <p>Marketing of the property</p> <p>Accompany prospective tenants on viewings and provide feedback</p> <p>Negotiate and submit offers, and finalise terms of letting</p> <p>Tenant referencing</p> <p>'Right to Rent' checks</p> <p>Drafting and execution of tenancy agreement</p> <p>Registration of the deposit with the appropriate Deposit Protection scheme</p>	<p>As for Let Only, plus:</p> <p>Collection of the rent in accordance with the terms of the tenancy agreement</p> <p>Remittance of monies received and due to you (less any agreed deductions)</p> <p>Prepare and provide regular statements</p> <p>Operate a rental arrears process and notify you of any arrears</p> <p>Negotiate renewal, prepare and submit any documentation</p>	<p>Liaise with utility suppliers and pay these on your behalf</p> <p>Deal with day-to-day management issues and minor repairs</p> <p>Arrange fortnightly inspections of the property</p> <p>Arrange cleaning of required</p> <p>Organise contractors</p> <p>Run all water outlets</p> <p>Reset the burglar alarm if required.</p> <p>This service requires a working fund of no less than £500 to be maintained on account</p>	<p>As for Letting and Rent Collection, plus pre- and end-of-tenancy arrangements.</p> <p>Arrange:</p> <ul style="list-style-type: none"> - Gas safety certificate (if required) - Electrical safety report - Professional clean - Professional independent inventory <p>Act as the point of contact for your tenant during the tenancy</p> <p>Property inspections twice a year</p>	<p>A specialised, customised version of our full property management service for larger portfolio landlords</p>

Services and Fees		Let only	Rent collection	Full management	Prime
Tenant introduction	Minimum fee of £350	8%	-	-	-
Tenancy fee	Tenancy set-up, reference check, AST	£150	£150	£150	£150
Management fee	Monthly commission on rent due	-	10%	12%	12%
	For Houses of Multiple Occupation (HMOs)	-	-	15%	15%
	For short lets (terms of less than 6 months)	-	12%	15%	15%
Void management	Monthly fee for void period management	-	£180	£180	£0
EPC	Energy Performance Certificate	-	£85	£85	£85
Gas Safety	Gas Safety Certificate	-	£85	£85	£85
PAT	Portable Appliance Testing	-	£102	£102	£102
EICR	Electrical Installation Condition Report (for a 1 bed property, £30 per extra bedroom)	-	£165	£165	£165
Renewals	For Let Only service only	5%	-	-	-
Tenancy renewal	Renewal or extension of tenancy	£50	£50	£50	£50
Overseas landlords	Quarterly charge for HMRC submissions	-	£60	£60	£0
Deposit transfer	Transfer of deposit to a different scheme	£36	£36	£36	£0
CHAPS payments	Where requested	£36	£36	£36	£36
Sales fee	On sale to a buyer introduced by us	1.25%	£1.25%	£1.25%	£1.25%
Inspections	Additional inspections on request	-	£80	£80	£0
Representation	Attendance at court (charge per day or part)	-	£200	£200	£0
Waiting time	For suppliers, per hour or part thereof	£40	£40	£40	£20
Other services	For our professional fees, per hour or part	£40	£40	£40	£40

Inventories: cost dependent on the number of rooms and whether the property is furnished or unfurnished.

Other information

	Tenant deposits are protected by The Deposit Protection Service.		Client funds are protected by the Client Money Protect (CMP) client money protection scheme.
	Independent redress is provided by The Property Redress Scheme (PRS).		Crompton Estates is a member of the UK Association of Letting Agents (UKALA)