

Level of Service Offered:

Let Only

£360 (One-off fee, inc VAT)

Includes:

- Advice on rental appraisal
- Advertising & marketing of the property until a suitable tenant is found
- Preparation of property details, including photographs, virtual tour and floor plan
- Arranging and accompanying all viewings with prospective tenants
- Erecting a YourHomes marketing board outside the property
- Tenant referencing, including employer and/or landlord references and a full credit check
- Right to Rent and ID checks for all prospective tenants
- Preparation of the tenancy agreement and all other required supporting documents
- Handling the tenant's initial rent and deposit
- Registering the tenant's deposit with an approved government-approved deposit protection scheme (TDS)
- Conducting inventory check-in and providing a detailed report
- Assisting with full property compliance before the tenancy commences, including Gas Safety, EICR and EPC
- Organising utility bill transfers for new tenants (council tax, gas, electric, water)
- Notifying both landlord and tenant when the tenancy is approaching its end and managing renewal or termination discussions

Rent Collection

£299 Set-up fee (inc VAT)*
7% of rent (inc VAT)

Includes:

Everything in Let Only, PLUS:

- Collecting and remitting the monthly rent
- Providing monthly statements detailing rent collected, remittances and any deductions
- Pursuing non-payment of rent and advising on appropriate arrears actions

Full Management

£299 Set-up fee (inc VAT)*
10% of rent (inc VAT)

Includes:

Everything in Let Only and Rent Collection, PLUS:

- In-house maintenance team handling basic and minor maintenance issues reported by the tenant**
- Arranging repairs with approved contractors for works outside the scope of our in-house maintenance team
- Providing tenants with 24 hour emergency out of hours support
- Conducting two property inspection visits per year and providing detailed reports
- Offer expert advice and a comprehensive, fully facilitated support and monitoring service when major works or refurbishment are required
- Holding keys throughout the tenancy term
- Keeping you updated on amendments, regulatory changes or new rules within the property sector
- Arranging the return of the tenant's deposit, subject to inspections and any agreed deductions

Full Management + Rent Protection

£299 Set-up fee (inc VAT)*
12% of rent (inc VAT)

Includes:

Everything above, PLUS:

- Rent protection insurance cover throughout the tenancy term (Subject to policy terms)

All fees quoted are inclusive of VAT at the prevailing rate.

* All new tenancies are subject to a £299 Set-up fee, which covers advertising & marketing, tenant referencing, preparation of tenancy documentation and initial administrative processes.

** In accordance with YourHomes' Terms of Business and subject to value limits, exclusions and fair use provisions as set out in the management agreement.

Additional Non-Optional Fees and Charges:

Pre-Tenancy Fees

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £90 (inc VAT) per tenancy
- Gas Safety Certificate (GSR) £90 (inc VAT) per tenancy
- Electrical Installation Condition Report (EICR) £180 (inc VAT) per tenancy
- Legionella Risk Assessment £90 (inc VAT) per tenancy
- Installing Smoke alarms and Carbon Monoxide £60 (inc VAT) per tenancy

During Tenancy Fees

Rent Review Fees: £Included (inc VAT) per tenancy

Review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Section 13 Notice if the tenancy is on a periodic basis.

Renewal Fees: £150 (inc VAT) per tenancy

Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Landlord Withdrawal Fees (during tenancy): £500 (inc VAT) per tenancy

To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord.

Arrangement Fees for works over £2000: 5% of net cost (inc VAT)

Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee. Full Management service only.

Start of Tenancy Fees

Set-up Fees: £299 (inc VAT) per tenancy

Covers advertising & marketing. Tenant referencing (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Guarantor Fees: £120 (inc VAT) per guarantor

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £120 (inc VAT) per permitted occupier

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Inventory Fees: £Included (inc VAT) per tenancy.

Dependant on the number of bedrooms and/or size of the property and any outbuildings

Deposit Registration Fees :£Included (inc. VAT) per tenancy

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 tenancy start date

Landlord Withdrawal Fees (before move-in): £250 (inc VAT) per tenancy

To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

End of Tenancy Fees

Tenancy Dispute Fee: £120 (inc VAT) per tenancy

The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit.

Fees for the service of Legal Notices (Section 8 or Section 21): £60 (inc VAT) per Notice

Court Attendance Fees: £60 (inc VAT) per hour

All fees quoted are inclusive of VAT at the prevailing rate.