

LANDLORD FEE INFORMATION

Cavendish Estate Agents - 01323 736000

LANDLORD COST – FULL MANAGEMENT SERVICE 12% + VAT - All property maintenance issues to be dealt with by us, initial tenancy agreement, property inspections, rent collections, day to day running of the property.	
Inventory fee on check-in A member of our team will inspect the property, take pictures and document the standard the property is in before the tenants moves in.	£220.00 inc. VAT
Inventory fee on check-out A member of our team will inspect the property, take pictures and document the standard the property is left in to ensure that is in the same standard as when the tenant moved in.	£220.00 inc. VAT
Arrangement of: EPC (Energy Performance Certificate) Gas Safety Certificate Gas Safety Certificate & Boiler Service EICR Report (Electrical Safety) Legionella Report Damp Assessment Report	£115.00 inc. VAT £75.00 inc. VAT £105.00 inc. VAT FROM £216.00 inc. VAT (depending on property size) £145.00 inc. VAT £150.00 inc. VAT
Referencing (per tenant)	£75.00 inc. VAT
Tenancy Renewal fee To cover the cost of preparing a new Tenancy Agreement and negotiating with your tenant for a further fixed term tenancy.	£85.00 inc. VAT
Rent Review (Statutory Notice)	£96.00 inc. VAT
Call Out fee (Additional Property Visit)	From £60.00 inc. VAT
Periodic Tenancy Agreement letter	£75.00 inc. VAT
Duplicate Statement (per copy, per statement)	£15.00 inc. VAT
Arranging a Section 21/Section 13 Notice <i>(Completed by Legal Representation)</i>	£300.00 inc. VAT
Finder's Fee Check in/referencing/prepare contract. 75% of the first month's rent + VAT (minimum fee £800 inc. VAT).	£800.00 inc. VAT
Prepare paperwork for legal	£345.00 inc. VAT
Preparation of new tenants Initial Tenancy Agreement Check in/referencing/prepare contract.	£720.00 inc. VAT
Room Only preparation of new tenant Check in/referencing/contract	£270.00 inc. VAT

Cavendish Estate Agents are members of a redress scheme provided by the Property Ombudsman.

Cavendish Estate Agents are members of a client money protection scheme.

Members of client protection scheme HCC International Insurance Company PLC – Policy No: PI19P651075.