

## Landlord – Charge List

Please find a list of charges that may apply to you should you wish to market your property with us. We offer a tenant-find service, a rent collection service and a full property management service. Although fees are listed below, these serve as a guide only and we invite you to contact us directly for an accurate quote. Please be aware that minimum charges do apply, please enquire for further information.

### **Tenant Find Service**

If you agree that baskeys can exclusively market your property we charge 75% of the first month's rent (deducted from the 1st month's rent that we collect on your behalf) for a successful tenant find service. If you are marketing your property through another party or medium alongside instructing us on a tenant find basis we charge 80% of the first month's rent (deducted from the 1st month's rent that we collect on your behalf) for a successful tenant find service.

We also charge a £35.00 tenant set up fee (per tenant) which includes a credit check, tenant referencing and completion of all tenancy paperwork. This charge also includes use of our tenancy agreement (we are unable to use third party agreements).

### **Rent Collection Service**

If the property is exclusively marketed with us, we charge a monthly rent collection fee of 5% of the rent that we collect on your behalf.

### **Property Management Service**

If you agree that baskeys can exclusively market your property we charge 75% of the first month's rent (deducted from the 1st month's rent that we collect on your behalf) for a successful tenant find service. We also charge a monthly property management fee of 12% of the rent that we collect on your behalf (14% if the landlord resides outside of the UK).

If you are marketing your property through another party or medium alongside instructing us on tenant find basis we charge 80% of the first month's rent (deducted from the 1st month's rent that we collect on your behalf) for a successful tenant find service. We also charge a monthly property management fee of 12% of the rent that we collect on your behalf (14% if the landlord resides outside of the UK).

We also charge a £35.00 tenant set up fee (per tenant) which includes a credit check, tenant referencing and completion of all tenancy paperwork. This charge also includes use of our tenancy agreement (we are unable to use third party agreements).

For non-resident landlords, there is a mandatory charge of £65.00 for quarterly returns that must be submitted to HMRC by baskeys.

### **Additional Services**

If a tenant we have found for a landlord extends or renews their tenancy at that property, a renewal fee of 25% of 1 month's rent is charged to the landlord.



If you wish to have baskeys carry out any additional property services prior to/ or throughout the course of your new tenancy please don't hesitate to contact us for a quote. All maintenance works are carried out by Brackenshaw Ltd and you can find some of their prices below:

**VAT is charged at 20% where applicable.**

- Property Consultation Services – £70.00
- PAT Testing – £55.00 + VAT
- Fire Safety Test – £65.00 + VAT
- Emergency Lighting Test - £40.00 + VAT
- Gas Safety Inspection and gas safety certificate - £72.00 + VAT
- Energy Performance Inspection and Energy Performance Certificate - £110.00 + VAT
- Electrical Installation Condition Report (EICR): 1-2-bedroom properties £120.00 + VAT, 3-bedroom properties £145.00 + VAT, 4-5-bedroom properties £165.00 + VAT, 5-6-bedroom properties £185.00 + VAT, 7-8-bedroom properties £195.00 + VAT
- Mid-tenancy Fire Risk Assessment\*: 1-2-bedroom properties £80.00 + VAT, 3-bedroom properties £90.00 + VAT, 4-bedroom properties £100.00 + VAT, 5-6-bedroom properties £110.00 + VAT, 7-8-bedroom properties £125.00 + VAT
- Legionella Risk Assessment\*: 1-2-bedroom properties £80.00 + VAT, 3-bedroom properties £90.00 + VAT, 4-bedroom properties £100.00 + VAT, 5-6-bedroom properties £110.00 + VAT, 7-8-bedroom properties £125.00 + VAT
- Photographic Inventory Report: 1-2-bedroom properties £110.00 + VAT, 3-4-bedroom properties £120.00 + VAT, 5-6-bedroom properties £145.00 + VAT, 7-8-bedroom properties £165.00 + VAT
- Creation of a floor plan: 1-2-bedroom properties £56.00 + VAT, 3-bedroom properties £66.00 + VAT, 4-bedroom properties £75.00 + VAT, 5-6-bedroom properties £90.00 + VAT, 7-8-bedroom properties £100.00 + VAT
- Check-in service - £80.00 + VAT
- Check-out service: 1-2-bedroom properties £90.00 + VAT, 3-bedroom properties £100.00 + VAT, 4-bedroom properties £110.00 + VAT, 5-6-bedroom properties £120.00 + VAT, 7-8-bedroom properties £130.00 + VAT
- Electrical work - £60.00 + VAT per hour
- Gas Engineer work - £60.00 + VAT per hour
- Painting/Decorating - £42.00 + VAT per hour
- Joinery - £50.00 + VAT per hour
- Labouring - £38.00 + VAT per hour
- Appliance Engineer - £50.00 + VAT per hour
- Cleaning Services - £23.00 + VAT per hour
- Materials for maintenance and/or replacement appliances – cost price plus 15% and VAT

\*Subject to conditions

This list is not exhaustive, any additional charges not present on this list will be quoted for separately and all prices are subject to change at the discretion of baskeys. If you have any questions or queries regarding fees, charges, or our services then please contact our office.

baskeys is a member of The Property Ombudsman.

