

## LANDLORD FEES SCEHDULE

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, and a full Property Management Service. Although fees are listed below, 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 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.

If you are marketing your property through another party or medium alongside instructing us on a tenant find basis, we charge 90% 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.

A set-up fee of £45.00 (per Tenant) will be charged as part of your Tenant Find Service, which includes ID checks, Right-to-Rent checks, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability. This fee also includes contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

A set-up fee of £45.00 (per Guarantor) will be charged where applicable, as part of your Tenant Find Service, which includes ID checks, Right-to-Rent checks, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability. This fee also includes preparing a Deed of Guarantee.





## 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.

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 14% of the rent that we collect on your behalf (16% if the landlord resides outside of the UK).

A set-up fee of £45.00 (per Tenant) will be charged as part of your Tenant Find Service, which includes ID checks, Right-to-Rent checks, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability. This fee also includes contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

A set-up fee of £45.00 (per Guarantor) will be charged where applicable, as part of your Tenant Find Service, which includes ID checks, Right-to-Rent checks, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability. This fee also includes preparing a Deed of Guarantee.

For non-resident landlords, there is a mandatory charge of £75.00 for quarterly returns that must be submitted to HMRC by Baskeys.



## Additional Services

During a tenancy, if a tenancy is renewed, then a charge of £160.00 per tenancy will apply, for contact negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

If you wish to have Baskeys carry out any additional property services prior to/or throughout the course of your tenancy, please do not hesitate to contact us for a quote. All maintenance work is carried out by Brackenshaw Ltd:

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

- Property Consultation Services £70.00 + VAT
- Portable Appliance Testing (PAT) £55.00 + VAT
- Fire Safety Test £65.00 + VAT
- Emergency Lighting Test £60.00 + VAT
- Gas Safety Inspection Report £70.00 + VAT
- Energy Performance Inspection and Energy Performance Certificate (EPC) - £90.00 + VAT
- Obtaining Title Documents £10.00 + VAT (per tenancy)
- Electrical Installation Condition Report (EICR):
  - 1 & 2 bedroom £120.00 + VAT,
  - 3 bedroom £145.00 + VAT,
  - 4 & 5 bedroom £165.00 + VAT,
  - 5 & 6 bedroom £185.00 + VAT,
  - 7 & 8 bedroom £195.00 + VAT



- Mid-tenancy Fire Risk Assessment\*:

1 & 2 bedroom £80.00 + VAT,  
3 bedroom £90.00 + VAT,  
4 bedroom £100.00 + VAT,  
5 & 6 bedroom £110.00 + VAT,  
7 & 8 bedroom £125.00 + VAT

- Legionella Risk Assessment\*:

1 & 2 bedroom £80.00 + VAT,  
3 bedroom £90.00 + VAT,  
4 bedroom £100.00 + VAT,  
5 & 6 bedroom £110.00 + VAT,  
7 & 8 bedroom £125.00 + VAT

Quotations can be obtained prior to the tenancy, for any of the following:

- Creation of a floor plan
- Photographic Inventory Report
- Pre-tenancy gardening
- Chimney Sweeping
- Inventory Report
- Rent Protection
- Professional Cleaning

- Materials for maintenance and/or replacement appliances – cost price plus 15% and VAT

\*Subject to conditions This list is not exhaustive, any additional charges 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 on 01912816161.

**Baskeys is a member of The Property Ombudsman.**

