

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 management service. Although fees are listed below, these are to offer a guide to the charges 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

If you agree that baskeys can exclusively market your property we charge 50% 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 60% 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.

Rent Collection

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

If the property is marketed through another party, we charge a monthly service charge of 6% of the rent that we collect on your behalf.

Management

If you agree that baskeys can exclusively market your property we charge 50% 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 60% 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).

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

Renewal Fee

If a tenant we have found for a landlord extends or renews their tenancy at that property, the landlord agrees to pay baskeys the value of 25% of 1 month's rent due on the date of the renewed tenancy starting.

Use of our tenancy agreement - £28.00 (we are unable to use third party agreements)

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. Prices below include any VAT at 20% where applicable.

- Organise a Gas Safety Inspection and CP12 gas safety certificate for your property - £65.00
- Organise an Electrical Installation Condition Report (EICR) for your property. 1-3-bedroom properties £115.00, 4-5-bedroom properties £155.00, 6-bedroom properties £165.00, 7-8-bedroom properties £185.00
- Mid-tenancy Fire Risk Assessment**** 1-2-bedroom properties £75.00, 3-bedroom properties £85.00, 4-bedroom properties £95.00, 5-6-bedroom properties £105.00, 7-8-bedroom properties £115.00
- Legionella Risk Assessment***** 1-2-bedroom properties £75.00, 3-bedroom properties £85.00, 4-bedroom properties £95.00, 5-6-bedroom properties £105.00, 7-8-bedroom properties £115.00
- Photographic Inventory Report 1-3-bedroom properties £105.00, 3-4-bedroom properties £115.00, 4-5-bedroom properties £125.00, 5-6-bedroom properties £140.00, 7-8-bedroom properties £160.00
- Creation of a floor plan. 1-2-bedroom properties £36.00, 3-bedroom properties £46.00, 4-5-bedroom properties £60.00, 6-bedroom properties £70.00, 7-8-bedroom properties £80.00
- Check-in service (tenants pick up and sign out keys from our office), we provide them with any information you provide for them - £70.00
- Check-out service (photo report of your property at the end of a tenancy), collection of keys from outgoing tenants and a list of highlighted issues recommended for you to address for the next tenancy. 1-2-bedroom properties £75.00, 3-bedroom properties £85.00, 4-bedroom properties £95.00, 5-6-bedroom properties £105.00, 7-8-bedroom properties £115.00
- Electrical work - £45.00 per hour
- Gas Engineer work - £45.00 per hour





- Painting/Decorating - £34.00 per hour
- Joinery - £40.00 per hour
- Labouring - £30.00 per hour
- Appliance Engineer - £45.00 per hour
- Cleaning Services - £18.50 per hour
- Materials for maintenance and/or replacement appliances – cost price plus 15%

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 then please contact our office.

