

Cavendish Rentals Ltd - Fees and Charges Sheet

Service	Fee
Let Only	100% inc VAT (83.33% + VAT) of the first months rent, subject to a minimum fee of £780.00 inc VAT (£650.00 + VAT)
Let & Rent Collection Service	9.6% inc VAT (8% + VAT) of gross monthly rent Set-Up Fee of 60% inc VAT (50% + VAT) of the first months rent, subject to a minimum fee of £600.00 inc VAT (£500.00 + VAT)
Full Management Service	14.4% inc VAT (12% + VAT) of gross monthly rent Set-Up Fee of 60% inc VAT (50% + VAT) of the first months rent, subject to a minimum fee of £600.00 inc VAT (£500.00 + VAT)
VIP Full Management Service	18% inc VAT (15% + VAT) of gross monthly rent Set-Up Fee of 60% inc VAT (50% + VAT) of the first months rent, subject to a minimum fee of £600.00 inc VAT (£500.00 + VAT)
Mandatory sanctions check	£18.00 inc VAT (£15.00 + VAT)
Rent Guarantee/Legal Protection	3.6% of gross monthly rent payable monthly subject to a minimum fee of £36.00 per month (£30.00 + VAT)
Submission of Rent Guarantee Claim	£60.00 inc VAT (£50.00 + VAT)
Takeover of Management Mid-Tenancy	By Quotation; Minimum set-up fee of £300 inc VAT (£250+VAT) Plus monthly management % figure quoted above)
Cancellation Fee Mid Tenancy	The value of one month rent inc VAT
Buy to Let Advisory Service	£300.00 inc VAT (£250.00 + VAT)
Property Acquisition Service	2.4% (2% + VAT) of purchase price
Tenancy Renewal Fee	£126.00 inc VAT (£105.00 + VAT)
Inventory	£196.00 inc VAT (£180.00 + VAT)
Check-Out Inspection	£180.00 inc VAT (£150.00 + VAT) - Managed £196.00 inc VAT (£180.00 + VAT) - Non-Managed
Court Attendance	£540.00 inc VAT (£450.00 + VAT)
Bailiff Attendance	£360.00 inc VAT (£300.00 + VAT)
Property Visits for Managed Properties	£96.00 inc VAT (£80.00 + VAT)
Safety Check Inspections Separate	By invoice from contractor
Smoke Alarm/Carbon Monoxide Detector	By invoice from Contractor
Void Visits	£96.00 inc VAT (£80.00 + VAT)
Heater Loan	£60.00 (£50.00 + VAT) plus £18.00 inc VAT (£15.00 + VAT) per day
Serving Notices	£150.00 inc VAT (£125.00 + VAT per notice) - Non-Managed
Re-service of Notices	£150.00 inc VAT (£125.00 + VAT per notice)
Rent Increase Letter/Notice	£36.00 inc VAT (£30.00 + VAT)
Energy Performance Certificate	By invoice from contractor
Deposit Registration Administration Fee	£48.00 inc VAT (£40.00 + VAT) per annum
Deposit Dispute Fee & Advice	£240.00 inc VAT (£200 + VAT)
Statutory Declaration Fee	£60.00 inc VAT (£50.00 + VAT)
Key Cutting	£12.00 inc VAT (£10.00 + VAT) per key, plus cost of key

Landlord Withdrawal from offer	Expenses to a maximum of £450.00 inc VAT (£375.00 + VAT) dependant on case
Issuing Written Statement of conversion in line with Renting Homes (Wales) Act	£180.00 inc VAT (£150.00 + VAT) - Managed £420.00 inc VAT (£350.00 + VAT) - Non-Managed
Dealing with Local Authority under HHSRS	£60.00 inc VAT (£50.00 + VAT) per hour
Duplicate Statements	£36.00 inc VAT (£30.00 + VAT)
Working with Official Receiver (or Appointed Trustee) where a landlord is declared bankrupt	£300.00 inc VAT (£350.00 + VAT)
Dealing with HMRC where overseas landlords have not received approval to receive gross rents	1% inc VAT (0.8% + VAT) of gross monthly rent payable