

FEES TO LANDLORDS

AJPM NORTHERN LTD

INDEPENDENT REDRESS PROVIDED BY THE PROPERTY OMBUDSMAN

FEES TO LANDLORDS

FULLY MANAGED 10% OF THE MONTHLY RENT ACHIEVED

INCLUDES

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise relevant utility providers of changes (Gas, Electric, Water and Council Tax)
- Undertake periodic inspections and notify the landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term

TENANT FIND

INCLUDES

- Collect and remit initial month's rent received
- Deduct any pre –tenancy invoices
- Make any HMRC deduction and provide tenant with NRL8 (if relevant)

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE)

SET UP FEE £350

- Agree the market rent and find a tenant in accordance with the landlord guidelines.
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market and advertise the property
- Erect board outside the property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)

INVENTORY/ SCHEDULE OF CONDITION £60 - £200

Dependent on the number of bedrooms and or size of the property and outbuildings

DEPOSIT REGISTRATION FEE £25

- Register landlord and tenants details and protect the security deposit with a Government authorised Scheme
- Provide the tenants with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy.

ADDITIONAL PROPERTY VISITS £25

- To attend for specific requests such as neighbour disputes, more visits are required to monitor the tenancy or nay maintenance linked visit

SUBMISSION OF NON RESIDENTS LANDLORDS RECEIPTS TO HMRC £25

- To remit and balance the financial return to HMRC and respond to any specific query relating to the return from the landlord or HMRC.

ARRANGEMENT FEE FOR WORKS OVER £1000 – 10% min £100

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

ARRANGEMENT FEE FOR REFURBISHMENTS OVER £1000 – 10% min £100

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

OBTAINING MORE THAN TWO CONTRACTOR QUOTES - £50

RENT REVIEW FEE - £100

- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant

- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve section 13 Notice if tenancy is on a rolling monthly basis

RENEWAL FEE £50

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

CHECK OUT FEE £100

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors: obtain quotes, organise repairs /replacement/ cost of any broken or missing items

IF YOU HAVE ANY QUESTIONS ON OUR FEES PLEASE ASK A MEMBER OF STAFF