

Fee summary

We would welcome the opportunity to discuss our fees on an individual basis because we understand there is not always a one-size-fits-all.

Managed & guaranteed

Fee for finding a tenant	90% of the first months' rent ⁽¹⁾
Management fee	17% of the monthly rent
Re-let charge	80% of the first months' rent ⁽³⁾

Managed

Fee for finding a tenant	75% of the first months' rent ⁽¹⁾
Management fee	12% of the monthly rent
Re-let charge	65% of the first months' rent ⁽³⁾
Renewal charge	£144
Inventory & check in charge	From £100 ⁽²⁾

Rent collected & guaranteed

Fee for finding a tenant	75% of the first months' rent ⁽¹⁾
Management fee	7% of the monthly rent
Re-let charge	65% of the first months' rent ⁽³⁾
Renewal charge	£144
Inventory & check in charge	From £100 ⁽²⁾

Let only

Fee for finding tenant	120% of the first months' rent ⁽¹⁾
Re-let charge	120% of the first months' rent ⁽³⁾
Renewal charge	£144
Inventory & check in charge	From £100 ⁽²⁾
Check out fee (optional)	£144
Deposit handling charge (optional)	£45

⁽¹⁾ minimum fee £600

⁽²⁾ Prices vary depending on the size of the property (VAT is not chargeable)

⁽³⁾ minimum fee £420

All prices, unless stated, are **inclusive** of VAT
Last updated 07 July 2015

Landlord fees

Additional non-optional fees and charges (irrespective of level of service)

Let only deposit registration fee	£43.20
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- Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy
- This is included free for Rent Collection and Managed landlords

Additional property visits	£60
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- To attend for specific requests such as disputes, extra visits required to monitor the tenancy or any maintenance-linked visit

Submission of managed non-resident landlords receipts to HMRC	Included
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- To remit / balance the financial return to HMRC quarterly, responding to any specific query from the landlord or HMRC
- We do not offer this service for Let Only landlords

Project management fee for works over £5,000	£420
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- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of work
- Retaining any warranty or guarantee as a result of any works

Let only renewal fee (landlords share)	£144
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- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Contract negotiation, amending and updating terms and arranging a further tenancy and issuing the agreement

Managed/rent collection renewal fee (landlords share)	£144
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- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Contract negotiation, amending and updating terms and arranging a further tenancy and issuing the agreement

Managed/rent collection periodic fee (landlords share)	Included
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- 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
- Currently only available to Rent Collection & Managed Landlords

Let only checkout fee (landlords share)	£144
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- Agree with tenant check out date and time of appointment
- Visit property and conduct check out against inventory
- 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 and unprotect security deposit
- Instruct contractors, obtain quotes, organise repairs /replacement/cost of any broken or missing items

Court attendance	£90 per visit
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Last updated 07 July 2015

Because we don't think there is ever a one-size-fits-all we make it easier for you to pick the level of property management that is right for you. Check out our [menu of service options online](#) to find out more. For details of our charges and terms of business please [give us a call](#) or pop into your [local branch](#) and speak to a member of the team.

Fenn Wright is an **ARLA** licensed member
Client money protection (CMP) provided by **RICS**
Independent redress provided by **OS:P**

