

LANDLORD FEES



Please note we charge VAT at the standard rate of 20%

Levels of Service

We offer three levels of letting service – Fully Managed, Rent Collection and Tenant Find Only (please see 'Letting Services' on the next page for a full explanation of what each service consists of). However we understand that many landlords situations require a more flexible approach to property management and in these circumstances we would be more than happy to discuss a bespoke service and associated fees to suit your needs.

FULLY MANAGED

12% of Monthly Rent
(14.4% inc. VAT)

RENT COLLECTION

8% of Monthly Rent
(9.6% inc. VAT)

TENANT FIND ONLY

60% of First Month's Rent
(72% inc. VAT)

All services are subject to our minimum fee of £600.00 which will apply where the Landlord decides to withdraw from a proposed tenancy or cancels our services once an offer has been accepted, references have been applied for and/or tenancy documentation has been prepared (per tenancy term).

All Letting Services Include:

- Agree the market rent and advertise your property on relevant portals
- Carry out accompanied viewings (as appropriate)
- Erect a board in accordance with Town and Country Planning Act 1990
- Provide guidance on compliance with statutory provisions and letting consents
- Tenant checks and full referencing
- Collect the deposit (and if applicable register it with the Deposit Protection Service)
- Preparation of the Tenancy Agreement
- Arrange inventory with independent specialist*

* Additional Fees May Apply



LETTING SERVICES



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SERVICE LEVEL	INCLUDES	COST
FULLY MANAGED	<ul style="list-style-type: none">• Check-In tenant and provide move-in pack• Collect and remit the monthly rent, and issue statement• Hold keys throughout the tenancy term• Advise all relevant utility providers and local council of any changes• 24/7 maintenance management and arrange routine repairs• Biannual property inspections• Ensuring compliance with statutory provisions and letting consents are up to date• Arrange tenancy renewals/terminations• Arrange check-out with independent specialist*• Oversee tenancy deposit returning process	12% of Monthly Rent (14.4% inc. VAT)
RENT COLLECTION	<ul style="list-style-type: none">• Check-In tenant and provide move-in pack• Collect and remit the monthly rent, and issue statement• Hold keys throughout the tenancy term (if applicable)• Advise all relevant utility providers and local council of any changes• Reminders for statutory provisions and letting consents renewals• Arrange tenancy renewals/terminations• Arrange check-out with independent specialist*• Oversee tenancy deposit returning process	8% of Monthly Rent (9.6% inc. VAT)
TENANT FIND ONLY	<ul style="list-style-type: none">• Collect and remit initial month's rent, and issue statement• provide tenant with a move-in pack including method of payment and contact details• deduct any pre-tenancy invoices• Advise all relevant utility providers and local council of any changes	60% of First Month's Rent (72% inc. VAT)

* Additional Fees May Apply

OPTIONAL ADDITIONAL FEES



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Please note the bespoke price is only applicable where your chosen management service level does not include the following letting services

Letting Service	Bespoke Price (Inc. VAT)
Carry out an accompanied viewing	£15 per hour (1 hour minimum)
Erect a board in accordance with Town and Country Planning Act 1990	£10
Tenant referencing including guarantor (if necessary)	£45 per tenant
Right to Rent Check	£15 per tenant
Collect and register a deposit with the Deposit Protection Service	£30
Preparation of the Assured Shorthold Tenancy (AST) agreement	£150
Arrange an inventory with independent specialist*	£10 + cost of inventory
Check-in and prepare a move-in pack	£65
Collect meter readings and notify relevant utility providers and council	£15
Hold keys for a property	£15 per annum
Property Inspection	£35 per inspection
Arrange for a gas safety certificate to be issued*	£10 + cost of certificate
Arrange Portable Appliance Testing (PAT)*	£10 + cost of PAT
Arrange an Electrical Safety Check*	£10 + cost of electrical check
Arrange for a chimney sweep/inspection*	£10 + cost of sweep/inspection
Arrange for an Energy Performance Certificate to be issued*	£10 + cost of certificate
Arrange for floorplans to be done*	£10 + cost of plans
Arrange for any general maintenance works (collect up to 2 x quotes)*	£15 + cost of works
Arrange for large maintenance works (Price £6000+) (Collect up to 3 quotes)*	£45 + cost of works
Legionnaires risk assessment	£45
A new key cut/security device replacement*	£15 + cost of key/device
Negotiating addenda to a tenancy agreement	£50 (per amendment)
Arrange for a tenancy to be extended to a periodic tenancy	£30
Issue notice seeking possession	£90
Review the rent and propose a rent increase	£45
Arrange Check-out by independent specialist*	£10 + cost of check-out report
Return the deposit and deal with any disputes	£85
Issue an annual statement of income and expenditure	£75
Administration of non-resident landlord tax returns	£150 per annum
Redirection of any mail*	Cost of Postage
furnishing a property*	£30 per room + cost of furnishings
Administration of application for an HMO licence*	£250 + associated costs
Administration of application for change of use*	£175 + associated costs

* Additional Fees May Apply (please see 'independent specialists' and 'other fees' page for further information)

Independent Specialist Fees

We employ the services of independent specialists in a number of areas in order for us to manage your property to the highest standard. Therefore some of our fees may occur some additional costs (marked with an *). In many cases we cannot state how much the independent specialist fees will be, as costs may depend on many factors. You are not under any obligation to use any of the specialist we may recommend. Below is more information on each of these fees:

Inventory	Prices range from £60 - £207
Gas Safety Certificate	Prices start from £85
Portable Appliance Testing	Prices start at 50p per item + an attendance fee
Electrical Safety Check	Prices start at £100
Chimney sweep/inspeciton	Price start at £50 per sweep
Energy Performance Certificate	Prices start at £60
Floorplans	Prices start at £30
Maintenance work (both general and large)	This is at the discretion of the contractor, but we will always aim to get you a competitive price
A new key cut/security device replacement	A standard key approximately costs £3-£10, security devices will be individually priced, but a receipt to show cost will always be available
Check-out	Prices range from £60 - £215
Redirection of any mail	Cost of standard second class postage (unless requested otherwise)
Furnishing a property	When furnishing a property we will pre-agree a price with you
Application for an HMO licence	Associated Costs are determined by B&NES council
Application for change of use	Associated Costs are determined by B&NES council

Miscellaneous Fees

Short term lets (less than 6 months)	20% of rent due in addition to your chosen service level
Mileage Rate	We charge standard mileage at 45p per mile (gov. approved amount)
Our Hourly Rate (per agent)	£15 per hour
Our Hourly Rate, out of hours (per agent)	£30 per hour

Referral Fees

We currently do not recieve any referral fees from any of the above services. Listed below are all referral fees we recieve accross the company. None of our clients are obliged to use any of the services we may reccommend. If you require any further infromation on any referral comission we may receive please email us at sales@aquariushomesbath.com

- HomeLet Tenant Media Services (partnered with Virgin Media and Sky) - we will recieve a £24 (including VAT) commission for any media installation linked to our agent scheme number
- City Financial - we recieve a 15% comssion fee for any remuneration
- Move-It Conveyancing service - We may reccommend a conveyancer to you who we recieve an instruction commission from, this is on an individual basis and we will always notify you of any commission we may recieve at the point of referral.