

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

Guide To Fees

## Tenant Find Service – All Fees (inclusive of VAT unless otherwise stated)

### **Tenant Find Service - 75% of one full month's rent + VAT \*minimum fee of £550 + VAT applies\***

One off fee of 75% of one full month's rent + VAT will be charged and deducted upfront from the first month's rent in advance. The details of this service are listed within our Terms of Business.

### **Inventory Fee - (Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

### **Deposit Registration Fee - £48 (£40 + VAT)**

By law all Tenant's deposits must be registered with a government approved scheme. Deposits must be protected within 30 days of the start of the tenancy and the Tenant must be issued with Prescribed Information and Deposit certificate within this time frame.

### **Renewal Fee - £78 (£65 + VAT)**

Should you appoint us the Agent to grant a new tenancy at the point of renewal, our team will renegotiate terms if necessary, draw up all legal documentation and serve to both Tenant and Landlord.

### **Tenancy Termination Fee (Section 21) - £90 (£75 + VAT)**

To terminate the tenancy using a Section 21 Notice, our team will produce the notice and serve to the Tenant in accordance with the law.

### **Property visit – £36 (£30 + VAT)**

Our team will arrange a convenient appointment time to visit the property and inspect for any maintenance issues and to check the Tenant is living in accordance with their tenancy conditions. Landlords will be provided with a report to include photographs where necessary.

## Rent Collection Service - All Fees (inclusive of VAT unless otherwise stated)

### **Monthly Rent Collection Fee – 9.6% (8% + VAT)**

The fee will be charged at a standard rate of 9.6% of the gross monthly rent. This charge will be invoiced and deducted on a monthly basis and will include all services listed within our Terms of Business.

### **Initial Tenancy Setup Fee, includes Tenancy Agreement and referencing of Tenants - £432 (£360 + VAT)**

Thorough referencing of prospective Tenants and Right to Rent checks carried out before creating the Tenancy Agreement.

### **Inventory Fee - (Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

### **Deposit Registration Fee - £48 (£40 + VAT)**

By law all Tenant's deposits must be registered with a government approved scheme. Deposits must be protected within 30 days of the start of the tenancy and the tenants must be issued with Prescribed Information and Deposit certificate within this time frame.

### **Renewal Fee - £78 (£65 + VAT)**

Should both parties agree that the Tenant can be granted a new tenancy. Our team will renegotiate terms if necessary, draw up all legal documentation and serve to both Tenant and Landlord.

### **Rent Increase (Section 13) - £78 (65 + VAT)**

To increase the rent, our team will produce and serve a Section 13 notice to the Tenant.

### **Tenancy Termination Fee (Section 21) - £90 (£75 + VAT)**

To terminate the tenancy using a Section 21 Notice, our team will produce the notice and serve to the Tenant in accordance with the law.

### **Property visit – £36 (£30 + VAT)**

Our team will arrange a convenient appointment time to visit the property and inspect for any maintenance issues and to check the Tenant is living in accordance with their tenancy conditions. Landlords will be provided with a report to include photographs where necessary.

[Full Management Service - All Fees \(inclusive of VAT unless otherwise stated\)](#)

**Monthly Management Fee – 12% (10% + VAT)**

The fee will be charged at a standard rate of 12% of the gross monthly rent. This charge will be invoiced and deducted on a monthly basis and will include all services listed within our Terms of Business.

**Initial Tenancy Setup Fee, includes Tenancy Agreement and referencing of Tenants - £432 (£360 + VAT)**

Thorough referencing of prospective Tenants and Right to Rent checks carried out before creating the Tenancy Agreement.

**Inventory Fee - (Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

**Deposit Registration Fee - £48 (£40 + VAT)**

By law all tenant's deposits must be registered with a government approved scheme. Deposits must be protected within 30 days of the start of the tenancy and the Tenants must be issued with Prescribed Information and Deposit certificate within this time frame.

**Renewal Fee - £78 (£65 + VAT)**

Should both parties agree that the Tenant can be granted a new tenancy. Our team will renegotiate terms if necessary, draw up all legal documentation and serve to both Tenant and Landlord.

**Rent Increase (Section 13) - £78 (65 + VAT)**

To increase the rent, our team will produce and serve a Section 13 notice to the Tenant.

**Check Out Fee – (Charges will vary depending on the size of a property, see optional price list)**

End of tenancy Check Out will involve us agreeing a time that is suitable for both Tenant and Inventory Clerk to carry out a closing inventory report, negotiate any deductions from the tenant's deposit and release Tenant's deposit.

**Tenancy Termination Fee (Section 21) - £90 (£75 + VAT)**

To terminate the tenancy using a Section 21 Notice, our team will produce the notice and serve to the Tenants in accordance with the law.

**Additional property visits – £36 (£30 + VAT)**

If additional property visits are requested from the Landlord, our team will arrange a convenient appointment time to visit the property and inspect for any maintenance issues and to check the Tenant is living in accordance with their tenancy conditions. Landlords will be provided with a report to include photographs where necessary.

## Optional Fees - (inclusive of VAT unless otherwise stated)

### **Gas Safety Inspection - £84 (£70 + VAT)**

Annual safety check: Under the Gas Safety (Installation and Use) Regulations 1998 all gas appliances and flues in rented accommodation must be checked for safety within 12 months of being installed, and thereafter at least every 12 months by a competent Gas Safe registered engineer.

### **Electrical Fixed Wiring Testing - £180 (£150 + VAT) \*Additional costs will apply for anything larger than a three bedroom property, please request quotes where necessary\***

Safety Check: Under The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 Landlords must ensure every fixed electrical installation is inspected and tested at least every 5 years by a qualified person. The Landlord is required to obtain a report of the results of the inspection and test and supply it to each tenant within 28 days.

### **EPC - £99 (£82.50 + VAT)**

Safety Check: From the 1<sup>st</sup> April 2018, all rented property (both domestic and no domestic) which is to have a new tenancy must have a valid EPC rating of at least "E". This requirement also applies to all renewal tenancies to the same tenant for the same property on or after 1<sup>st</sup> April 2018. A valid EPC Certificate must be provided to the agent within 28 days of your property being marketed.

### **Inventories & Check-Outs**

It is important that an inventory and check out report be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

<b>Inventories</b>	<b>Fees (Unfurnished)</b>	<b>Fees (Furnished)</b>
Studio	£108 (£90 + VAT)	£132 (£110 + VAT)
One Bedroom	£120 (£100 + VAT)	£144 (£120 + VAT)
Two Bedrooms	£144 (£120 + VAT)	£168 (£140 + VAT)
Three Bedrooms	£156 (£130 + VAT)	£180 (£150 + VAT)
Four Bedrooms	£180 (£150 + VAT)	£204 (£170 + VAT)

*Further charges may apply for additional reception rooms, conservatories, garages and gardens.  
Five Bedrooms + (Prices may vary based on overall square footage of property)*

<b>Check-Out</b>	<b>Fees (Unfurnished)</b>	<b>Fees (Furnished)</b>
Studio	£96 (£80 + VAT)	£108 (£90 + VAT)
One Bedroom	£108 (£90 + VAT)	£120 (£100 + VAT)
Two Bedrooms	£132 (£110 + VAT)	£144 (£120 + VAT)
Three Bedrooms	£144 (£120 + VAT)	£156 (£130 + VAT)
Four Bedrooms	£168 (£140 + VAT)	£180 (£150 + VAT)

*Further charges may apply for additional reception rooms, conservatories, garages and gardens.  
Five bedrooms + (Prices may vary based on overall square footage of property)*

**\*Reduced management fees available for landlords with a portfolio of 5 properties or more\***