



Acres Residential Lettings Ltd



LANDLORD FEES (all charges are inclusive of VAT where applicable)			
CORE FEES	Let Only	Rent Collection	Managed Service
Upfront Marketing Fee payable from 1 st months rent	50% of 1st months rental min Fee £540	£450	£450
Managed Service / Rent Collection Service Fee payable monthly		6% per month of rental amount	12% per month of rental amount
Tenancy Renewal Documentation Fee payable on execution of agreement	£120	£120	£120
ADDITIONAL FEES MAY APPLY			
Withdrawal Fee for failed Tenancy Start	3 Months Service Fee (of applicable service)		
Deposit			
Initial Deposit Registration	£30 initial set up fee	£20 initial set up fee	Included
Renewing Registration in Subsequent Years	£18	£18	Included
Compliance Checks and Certificates			
Gas Safety Record	£80	£80	£80
Smoke Alarms & Carbon Monoxide certificate	£24	£24	£24
Gas Safety Certificate	£108	£108	£108
Electrical Installation Condition Report (EICR)	min £180.00	min £180.00	min £180.00
Legionella Risk Assessment	£114	£114	£114
Energy Performance Certificate (EPC)	£120	£120	£120
Property Condition Assessments			
Inventory Check In & Schedule of Condition	£120	£120	Included
Checkout	£120	£120	Included
Accounts			
Providing an Annual Statement for Tax Assessment	£60	£60	£60
Income and Expenditure Report	£60	£60	£60
LL Failure to Apply for Approval Number from Inland Revenue	£90 per quarter	£90 per quarter	£90 per quarter
Misc			
Preparation of eviction notices	£144	£60	Included
Court / Bailiff Attendance	£200	£200	£200
Court / Bailiff Attendance (For Each Additional Hour)	£50	£50	£50
Deposit dispute management	£240	£150	£60
Visit to Property (outside of periodic inspections)	£60	£60	£60
Visit to Property to Locate Meter or Access	£30	£30	£30
Caretaking of Empty Property at the Request of the Landlord (Please note: This service is not available for Let Only properties.)		£30 per week	£30 per week
Arranging and Supervising major Building work ,Refurbishment or maintenance work (Please note: Acres employees are NOT qualified / trained Project Managers. This service is only available on Managed properties.)	min 12% of total cost of works	min 12% of total cost of works	min 12% of total cost of works
Sales commission if tenant purchases property	To be agreed between parties	To be agreed between parties	To be agreed between parties
Additional Keys	£30 per key	£30 per key	£30 per key
AML Fee's			
Landlord Checks	£24.00 (per person)	£24.00 (per person)	£24.00 (per person)
Proof of Ownership	£10	£10	£10