



# Acres Residential Lettings Ltd



## LANDLORD FEES

CORE FEES	Let Only	Rent Collection	Managed Service
Upfront Marketing Fee payable from 1 <sup>st</sup> months rent	50% of 1st months rental - Min Fee £540 (net £450)	£450 (net £375)	£450 (net £375)
Managed Service / Rent Collection Service Fee payable monthly		6% (net 5%) per month of rental amount	12% (net 10%) per month of rental amount
Tenancy Renewal Documentation Fee payable on execution of agreement	£120 (net £100)	£120 (net £100)	£120 (net £100)
<b>ADDITIONAL FEES MAY APPLY</b>			
Withdrawal Fee for failed Tenancy Start	3 Months Service Fee (of applicable service)		
<b>Deposit</b>			
Initial Deposit Registration	£30 (net £25) initial set up	£20 (net £16.67) initial set	Included
Renewing Registration in Subsequent Years	£18 (net £15)	£18 (net £15)	Included
<b>Compliance Checks and Certificates</b>			
Gas Safety Record	£80 (net £66.67)	£80 (net £66.67)	£80 (net £66.67)
Smoke Alarms & Carbon Monoxide certificate	£24 (net £20)	£24 (net £20)	£24 (net £20)
Gas Safety Certificate	£114 (net £95)	£114 (net £95)	£114 (net £95)
Electrical Installation Condition Report (EICR)	£225 (net £187.50)	£225 (net £187.50)	£225 (net £187.50)
Legionella Risk Assessment	£114 (net £95)	£114 (net £95)	£114 (net £95)
Energy Performance Certificate (EPC)	£114 (net £95)	£114 (net £95)	£114 (net £95)
<b>Property Condition Assessments</b>			
Inventory Check In & Schedule of Condition	£120 (net £100)	£120 (net £100)	Included
Checkout	£120 (net £100)	£120 (net £100)	Included
<b>Accounts</b>			
Providing an Annual Statement for Tax Assessment	£60 (net £50)	£60 (net £50)	£60 (net £50)
Income and Expenditure Report	£60 (net £50)	£60 (net £50)	£60 (net £50)
LL Failure to Apply for Approval Number from Inland Revenue	£90 (net £75) per quarter	£90 (net £75) per quarter	£90 (net £75) per quarter
<b>Misc</b>			
Preparation of eviction notices	£144 (net £120)	£60 (net £50)	Included
Court / Bailiff Attendance	£200 (net £166.67)	£200 (net £166.67)	£200 (net £166.67)
Court / Bailiff Attendance (For Each Additional Hour)	£50 (net £41.67)	£50 (net £41.67)	£50 (net £41.67)
Deposit dispute management	£240 (net £200)	£150 (net £125)	£60 (net £50)
Visit to Property (outside of periodic inspections)	£60 (net £50)	£60 (net £50)	£60 (net £50)
Visit to Property to Locate Meter or Access	£30 (net £25)	£30 (net £25)	£30 (net £25)
Caretaking of Empty Property at the Request of the Landlord (Please note: This service is not available for Let Only properties.)		£30 (net £25) per week	£30 (net £25) per week
Arranging and Supervising Major Building or Refurbishment Work (Please note: Acres employees are NOT qualified / trained Project Managers. This service is only available on Managed properties.)	12% (net 10%) of total cost of works	12% (net 10%) of total cost of works	12% (net 10%) 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 (net £25)	£30 (net £25)	£30 (net £25)