

LANDLORD FEES

Energy Performance Certificate required to let a property **£80 (no VAT)**

MANAGED TENANCY Initial set-up: 50% plus VAT of the agreed monthly rent amount This covers marketing, conducting viewings & associated admin, processing tenant application, advice on preparation of property & organising any works required, full written & photographic inventory, preparation & execution of legal documentation, deposit protection with the Deposit Protection Service.

Taking Over Tenancy with Existing Tenant Initial set-up: 35% plus VAT of agreed monthly rent This covers full written & photographic inventory limited to what is visible, preparation & execution of legal documentation, deposit protection with the Deposit Protection Service.

Monthly Management: 10% plus VAT of the agreed monthly rent amount This covers rent collection, disbursement of charges & balance payment, regular inspections, maintenance & associated admin, tenancy renewals, end of tenancy Exit inspection & associated admin, deposit return or dispute admin with the Alternative Dispute Resolution Service. Ongoing communication concerning legal changes within the rental sector.

Monthly Rent Collect Only: 3% plus VAT of the agreed monthly rent amount* This covers rent collection, disbursement of charges & balance payment, deposit protection with the Deposit Protection Service & tenancy renewals.

TENANT FIND: 75% plus VAT of the agreed monthly rent amount* This covers advertising & conducting viewings & associated admin, processing tenant application, advice on preparation of property & tenancy & organising any works required, full written & photographic inventory, preparation & execution of legal documentation.

TENANT FIND without Schedule of Condition: 50% plus VAT of the agreed monthly rent amount* This covers advertising & conducting viewings & associated admin, processing tenant application, advice on preparation of property & tenancy & organising any works required.

Optional Additional Services:

Schedule of Condition & Inventory, written & photographic: **£180 including VAT**

Deposit protection with the Deposit Protection Service: **£60 including VAT**

Tenancy Renewals: **£60 including VAT**

Mid Tenancy Inspections: **£90 including VAT**

End of Tenancy Exit inspection & associated admin **£120 including VAT**

Dispute admin with the Alternative Dispute Resolution Service **£120 including VAT**

* These tenancies require the Landlord to be licensed under the Rent Smart Wales Scheme.

TENANT FEES & CHARGES LIABILITY

Application Holding Fee equivalent of 1 week's rent – calculated by dividing the month's rent by 4.35 - this becomes part of the Dilapidations Deposit on occupation. *Example: On a £900 per calendar month rent the holding deposit would be £206.90.*

Dilapidations Deposit Is payable by commencement of Tenancy & is the equivalent of 6 week's rent. *Example: On a £900 per calendar month rent the Deposit would be £1,246.15*

An additional 2 week's rent equivalent for pets. *Example: On a £900 per calendar month rent the Pet Deposit would be an additional £415.38*

Tenancy

Early termination of a fixed term tenancy, if agreed by Landlord:

- Landlord cost: 50% + VAT of rent figure including VAT. *Example: On a £900 per calendar month rent £540.00*
- Rent until the date of occupation of the new tenant.

During Occupation

Damage to the property and contents caused by the tenant.

Rectification of any alteration or addition to the property by the tenant not permitted in writing by the Landlord.

Replacement or repair of any furniture or other contents of the property, removed or damaged by the tenant.

Replacement of damaged keys: £10.00 per key

Cost of changing locks in the event of lost keys: £60 per lock

Davis & Sons (Caldicot) Limited is licensed under the Rent Smart Wales Scheme. We are a member of a Client Money Protection Scheme. We are a Member of The Property Ombudsman scheme and subscribe to the Code of Practice

