

Silverbirch Lettings Fees February 2021

Landlord Fees:

Letting only Finders service Fee:

60% of the first month's rent (including vat) This service applies to landlords who wish to let their property but will manage their own property for the duration of the tenancy from the point of move in.

Management service:

12% of the monthly rent per calendar month/ monthly basis (including vat)

Management service with Rent Guarantee Insurance: 14% of the monthly rent (including Vat)

Tenants will need to qualify for the insurance criteria

Tenancy Arrangement Fee:

£240 (including vat) This includes the drafting of the AST & administration associated with this task

TDS Custodial Deposit Registration:

£60 (including vat) Complimentary with Management service

Check in & Check Out Inventory Report:

See scale below (including vat) This will be done at the start of a new tenancy and at the end of the tenancy if requested and by a third-party clerk. Please note price is determined by the size of the property on a scaling level and subject to change.

Vacant Management:

£60-£350 (including vat) per month. We can deal with the management of the property whilst it is vacant and being re marketed.

Copy Documents:

£60 (including VAT) For the supply of a document that has previously been provided.

Renewal Tenancy Agreement:

£108 -£180 (including VAT) For drawing up renewal tenancy agreement

Waiting at a property:

£60 (including vat) per hour. Awaiting deliveries or attending with contractors

Organising and providing Gas Safety Certificate:

£96 (including VAT) + Service £150.00 (including VAT) With a qualified third-party contractor

Organising and providing EPC Premarketing:

£90 (including VAT) With a qualified third-party contractor

Organising and providing Electrical Installation Condition Report:

Bedrooms	Price +vat
studio	175
1 bed flat	175
2 bed flat	190

3 bed flat	200
2 bed house	210
3 bed house	225
4 bed house	235
5 bed house +	250

PAT Testing appliances:

£60 (incl VAT) per hour with a qualified third-party contractor

Inventory Fee & Check Out Report

Bedrooms	Price inclusive of VAT
studio	95
1	120
2	135
3	150
4	165
5	180

Property Inspections:

One inspection including report within first 6 weeks of tenancy, a further inspection prior to renewal including report is included within our fully managed service in the first term and every 6 months thereafter.

Tenant find Inspections:

One inspection including report to be emailed £90 (including VAT)

Self service inspection (digital) £25 (incl VAT)

Bespoke Key Handling Services:

Basic Package - A fee of £25 inclusive of vat per month for key holding per property; this includes allowing key collection from approved contractors if required Monday – Friday 9am-6pm and organised by the owner.

In addition to the basic package we can also provide additional services- please see other services listing and contact to discuss your bespoke package.

Please note our third party costs may vary due to inflation and fee increases

Tenants Fees June 2019 onwards:

Company Referencing Fee:

£120 (including vat)

Before you move in:

We will take a holding deposit total determined by below:

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. This document explains what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded. It is important that you know your legal rights and accordingly you should feel free to seek independent legal advice before signing this or indeed any other document which we might put before you.

Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 14 days or such longer period as might be agreed. In the present case, it has been agreed that the relevant period will be extended to the number of days shown below, from when we receive your holding deposit.

If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable

request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

During your tenancy

Tenancy renewal agreement:

£108 (including vat) [pre June 2019] To draw up the renewal tenancy agreement should you wish to renew.

Admin fee for late rent payments:

£30 (including vat) [pre June 2019] Should we have to chase for the tenants late rent on 3 or more occasions

Rent paid to Silverbirch EA in error:

£30 (including vat) Should you pay your rent to Silverbirch when it should be paid to the landlord

Deed of assignment:

£150 (including vat)

Waiting at a property:

£60 (including vat) per hour. Awaiting deliveries, collecting post or parcels on request of tenant and acceptance by Silverbirch

Inventory Fee & Check Out Report

Bedrooms	Price inclusive
studio	95
1	120
2	135
3	150
4	165
5	180