

Silverbirch Estate Agents Ltd

Fees September 2023

Please note our third-party costs may vary due to inflation and fee increases, and therefore our prices may vary from time to time.

Tenant Find Only Service:

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. Please note our minimum fee is £750 Including VAT.

Pre-Letting Service:

We offer a Pre-Letting service where we can organise and assist in gaining quotes for alteration, redecoration or furnishing on your behalf and co-ordinating contractors. If you would like to take advantage of this service to coordinate these works, this would be an upfront cost of £ TO BE QUOTED ON AN INDIVIDUAL BASIS. This is no obligation of course but just a service option.

Full Management Service:

15% (including VAT) of the monthly rent per calendar month.

Management Service with Rent Guarantee Insurance:

If you would like rent guarantee insurance, an individual quote will be provided in addition to our management service fee. Tenants will need to qualify for the insurance criteria.

Tenancy Arrangement Fee:

£250 (including VAT) This includes the comprehensive referencing of prospective tenants, drafting of the AST & administration associated with this task and legal documents.

Getting Ready for Marketing:

If you would like us to commence marketing, we will require the marketing cost of £360 including VAT upfront. On any successful let 50% of this cost would be deducted from our letting fee whether that is tenant find or fully managed. In the event we do not successfully let the property, or you withdraw the property from the market, it would not be refundable, however you will be provided the files for your own use. Please be aware the photographer will make a charge of £60 including VAT for any non-attendance or last-minute cancellation within 24 hours. So, we ask our clients politely to ensure the date agreed is realistic (as we appreciate everybody has busy lives and can sometimes over commit themselves).

TDS Custodial Deposit Registration:

£60 (including VAT) For tenant find Bespoke Service. Complimentary with Management service. For end of tenancy deposit negotiations for tenant find landlords, we will require an upfront payment of £150 Including VAT in advance of this process.

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.

Please note if a property has more than one reception room then the inventory and check out report price will be based on a property with an additional bedroom/bedrooms.

Bedrooms	Unfurnished	Part-Furnished/ Fully Furnished
House Share Room	£120	£150
Studio	£120	£150
1	£120	£150
2	£150	£175
3	£175	£200
4	£200	£250
5	£250	£300
6	£300	£350

24-hour Emergency call out:

Emergency Electrical: £115 (including VAT) per hour 7pm-8am plus any material cost. This cost is based on an example from Adelec Electrical Contractors.

Emergency Plumbing:

£132 per hour (including VAT) - 6pm-8am. Example based on Ian Todd Sons and Plumbing.

Vacant Management:

We can deal with the management of the property whilst it is vacant and being re marketed. An individual quote will be provided upon request/appraisal.

Scaling rate between: £200-£500 (including VAT) per month.

Copy Documents:

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

Renewal Tenancy Agreement:

£250 (including VAT) For drawing up renewal tenancy agreement and serving required legal documents.

Waiting at a Property:

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

Organising and providing Gas Safety Certificate:

Gas Safety Certificate and Boiler 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:

We use third-party accredited contractors therefore pricing for an EICR will vary and be on an individual basis. An individual quote will be provided upon request. If you would like us to organise this, please send us photographs of your fuse board/s in the property.

PAT Testing appliances:

We can organise a quote. For example, TECC charge £83.33 + VAT up to 50 items.

Property Inspections:

One inspection including report within first 6 – 8 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. Any additional requested inspections at a cost of £60 (including VAT).

Tenant find Inspections:

We do not provide property inspections for Tenant find lets – however this is a service that can be opted for should you wish during the tenancy term. One inspection including co-ordination of the appointment and detailed report to be emailed to landlord £90 (including VAT).

