

Billingham & Co – Powered by eXp UK

FEES	Without VAT	Including VAT
Full Management <small>Example: Rent £750 pcm x 14.4% inc VAT = £108 inc VAT per month</small> Collect & remit the monthly rent received including use of our Property Owner App for live account visibility, chase non-payment of rent and provide advice on rent arrears actions, arrange routine repairs and instruct approved contractors including tenant use of our App based reporting system, notifications to all relevant utility providers, undertake management visits and notify landlord of the outcome, hold keys throughout the tenancy term.	12% of the rent payable	14.4% of the rent payable
Rent Collection <small>Example: Rent £750 pcm x 9.6% = £72 inc VAT per month</small> Collect & remit the monthly rent received including use of our Property Owner App for live account visibility, chase non-payment of rent and provide advice on rent arrears actions.	8% of the rent payable	9.6% of the rent payable
INITIAL CHARGES	Without VAT	Including VAT
Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on landlords. We must also obtain and verify the title information to check who the beneficial owners are. This cost is non-refundable and is paid to our third-party supplier by the landlord/s The check must be completed and recorded as satisfactory before marketing.	£16.66 per landlord	£20.00 per landlord
Letting Fee/Set-up fee Agree the market rent and find a tenant in accordance with the landlord terms of business; Advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, market the property & advertise on relevant portals (including photos, floors plans and social media) carry out accompanied viewings, erect To-let board outside property, comprehensive tenant referencing. Collect & remit initial funds received.	£500.00	£600.00
Deposit Registration Fee, payable per annum All Tenants deposits must be registered by law. This fee is for registering landlord & tenant details & protect the security deposit with a Government-authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy.	£37.50	£45.00
Tenancy Renewal Fee Contract negotiation, amending and updating terms and arranging a further tenancy and sign agreements, issued to all parties.	£104.17	£125.00
Energy Performance Certificate Instruct energy assessor, arrange access and retain certificate.	£79.17	£95.00
Gas Safety Inspection & Certificate (GSR) Instruct Gas Safe engineer, arrange access and retain certificate.	£75.00	£90.00
Gas Safety Inspection & Certificate (GSR) inc boiler service (Recommend) Instruct Gas Safe engineer, arrange access and retain certificate.	£125.00	£150.00
Electrical Installation Condition Report (EICR) Instruct a registered Electrician, arrange access and retain certificate.	£162.50	£195.00
Portable Appliance Testing (PAT) Instruct a registered Electrician, arrange access and retain certificate.	£65.00	£78.00
Legionnaires Risk Assessment Instruct a contractor, arrange access and retain certificate.	£125.00	£150.00

Photographic Property Inventory & Tenancy Check-in	£100.00	£120.00
To undertake a photographic property inventory record, test smoke alarms and check tenant into the property. (Includes properties up to 4 bedrooms. For larger property's please ask in branch). Securely hold data in digital cloud.		
Key cutting	£10.00	£12.00
This fee covers the costs for time taken to cut keys or arrange replacement keys, permits, electronic door fobs where not supplied by the landlord. (Fee plus cost of keys).		
Changing light bulbs	£25.00	£30.00
This fee covers the cost for time taken to arrange for light bulbs to be installed/replaced through no fault of any tenants, where not supplied by landlord or at additional request. (Fee plus light bulbs).		

RENT PROTECTION	Without VAT	Including VAT
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Rent Protection Insurance Policy	£30.00 per month	£36.00 per month
Includes: rent protection, rent recovery, eviction of tenant or squatters, legal cover to pursue property damage of more than £1000, contract dispute, £100,000 limit of indemnity and alternative accommodation and storage costs. Further details available upon request.		

MISCELLANEOUS FEES	Without VAT	Including VAT
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Smoke / CO Alarms	£50.00	£60.00
Source, supply, install and test battery-operated smoke / CO alarms (per alarm). Mains linked smoke alarms available by separate quotation via electrician.		
Undertaking negotiations for the return of the deposit	£200.00	£240.00
Letting and rent collection services only. Included with full management.		
Non-resident Landlord (NRL)	£200.00	£240.00
Quarterly tax payment and Annual return to HMRC. Payable per annum. Payable unless/until you have a tax approval number allowing you to receive rental income with no deduction.		
Annual Statement	£25.00	£30.00
Annual statement showing full income and expenditure.		
Paper copies of monthly statements (including postage)	£10.00	£12.00
Per statement.		
Caretaking service	£50.00 per month	£60.00 per month
Charged on the basis of 1 visit per week during void periods. If any works are required, for example, gardening or maintenance, contractors' charges will be payable in addition.		
Preparation and service of Section 13 and Section 21 Notices	£104.17	£125.00
Preparation and checking of legal notices (Section 21/Section 13) per notice. Section 8 requires legal representation and a solicitors fee will be payable.		
Attendance at court or tribunal	£300.00 per day	£360.00 per day
Per day (including part of) plus travel and other reasonable expenses. Does not include legal fees payable to solicitors or advocates.		
Attending the property as requested by you	£45.00 per visit	£54.00 per visit
Attending the property as requested by you, outside of our normal arrangements.		
Supervisory fees for contractor work (above £1000.00)	10% of the total cost of the works (excluding VAT)	
Payable for our time incurred in sourcing appropriate contractors, instructing them, arranging access and supervising the works to completion.		
Additional services not included in Full Management	£50.00 per hour	£60.00 per hour
Plus travel and other reasonable expenses. Sometimes we have to undertake work not included in our standard services. Examples include complying with access requests under the Data Protection Act, insurance claims, preparation of witness evidence for court hearings or documentation for deposit dispute adjudication.		

If you have any questions or require a bespoke service, please contact our office on 01384 445 075