

**ALL PRICES INCLUDE VAT AT 20%**

Student	VIP	Fully Managed	Let Only	Rent Collection	
Setup Fee per New Tenancy	£180	£180	See Prices Below	£180	
Fee	18% monthly rent	14.4% monthly rent	60% of first month rent (min fee £480)	7.2% monthly rent	
Valuation	✓	✓	✓	✓	Detailed marketing valuation of property
Marketing	✓	✓	✓	✓	Photography and marketing on portals
Viewings	✓	✓	✓	✓	Dedicated Agent to accompany all viewings
Student Guarantor	✓	£60	£60	£60	Detailed referencing on tenants
Contracts	✓	✓	✓	✓	Creation of tenancy agreement, including all legal information
Registration of Deposit onto TDS Scheme	✓	✓			Register and provide legal certificate and documents (only with Star inventory)
Inventory (Additional Charge)	✓	£300	£300	£300	Detailed Inventory to include photos
Rent Collection	✓	✓		✓	Monthly collection plus chasing where required
Planned Maintenance	✓	✓			Maintenance which is legally required. i.e gas safety
Adhoc Maintenance	✓	✓			Unplanned maintenance, arranging issues to be investigated and rectified
Property Inspections	✓	✓			2 Visits per year, report to Landlord and update to Tenant
Move Out Report	✓	✓			Detailed report to include reasons for deductions & photo evidence
HMO Alarm Testing	✓				Required by Law on HMO Licensed property



# Star Lettings & Property Management Ltd

## Landlord Fee Sheet

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### Student Additional Costs

#### Student Landlord Additional Charges June 2019

Inventory	£300	Detailed inventory with photos for unfurnished properties.
Tenancy Agreement Renewal	£48	Renewal of a fixed term tenancy
Rent Increase	£48	Correspondence with Landlord and Tenants Serving Section 13 to the tenants
Section 21 Notice with Form 6a	£118.80	Correspondence with Landlord and Tenants To hand deliver notice to Tenants
Move Out Report	£180	Detailed report of findings (inventory required to be able to complete report)
EPC & Floor Plan	£118.80	Energy Performance Certificate with property floor plan
HMO Alarm Testing	£30pcm	Licensed HMO Properties required to complete monthly and proof recorded
Cancellation Fee	£192 per tenant	should you withdraw your property from Star Lettings & Property Management Ltd after applications have been applied for on any prospective Tenants
Hourly Rate	£75	Additional requests by Landlords outside of the services included or agreed

