



STAR LETTINGS & PROPERTY MANAGEMENT

SCALE OF CHARGES/SERVICES FEE SHEET

ALL PRICES INCLUDE VAT AT 20%

Residential	Fully Managed	Tenant Find Only	Rent Collection	Action
Setup Fee per New Tenancy	£360	See Prices Below	£180	
Fee	14.4% monthly rent	50% 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
Tenant Liaison and Negotiation	✓	✓	✓	
Residential Referencing	£90	£90	£90	Detailed referencing on tenant (price per tenant)
Contracts	✓	✓	✓	Creation of tenancy agreement, including all legal information
Registration of Deposit onto TDS Scheme	✓	x	x	Register and provide legal certificate and documents (only with Star inventory) think we need to up the set up and include this
Inventory	✓	£180	£180	Detailed Inventory to include photos
Rent Collection	✓	x	✓	Monthly collection plus chasing where required
Planned Maintenance	✓	x	x	Maintenance which is legally required. i.e gas safety
Adhoc Maintenance	✓	x	x	Unplanned maintenance, arranging issues to be investigated and rectified
Property Inspections	✓	£237.60	£237.60	2 Visits per year, report to Landlord and update to Tenant (118.80 per visit)
Move Out Report	✓	£180	£180	Detailed report to include reasons for deductions & photo evidence
Section 21 Notice with Form 6a	✓	£118.80	£118.80	Correspondence with Landlord and Tenants To hand deliver notice to Tenants
HMO Alarm Testing	£30pcm	£30pcm	£30pcm	Licensed HMO Properties required to complete monthly and proof recorded
Key Holding Service	✓	£60	£60	Keys will only be available for contractors or tenants as instructed by the Landlord
Rent Increase	£48	£48	£48	Correspondence with Landlord and Tenants Serving Section 13 to the tenants
Tenancy Agreement Renewal	£120	£120	£120	Renewal of a fixed term tenancy plus De-Regulation Act compliance and other legally required documents
Energy Performance Certificate	£118.80	£118.80	£118.80	Energy Performance Certificate with property floor plan
Hourly Rate	£75	£75	£75	Additional requests by Landlords outside of the services included or agreed
Redirection of Mail Overseas	x	x	x	Cost of Postage
Administration of Tax Returns	£120	£120	£120	Per annum
Cancellation Fee	£600	£600	£600	If you withdraw your property after references have been applied for on any prospective tenants

