

Lettings Fees

Whats Included?

Professional Marketing

Professional Photography, Floorplans & Virtual Tour
Open House Event
Advertisement on all major portals (Rightmove, Zoopla, OnTheMarket) Primelocation, LinkedIn, Facebook and Instagram)

Tenancy Set up

Negotiate all offers
Credit checks, employment checks and current landlord checks
Right to rent checks
Prepare Tenancy Agreement & Legal Documents
Professional Inventory
Register Deposit with Mydeposits

Monthly Administration

Collect Monthly Rent
Rent & Legal Protection Insurance
Credit Control Procedures
Annual Rent review
Administer Tenancy Renewals
Arrange Gas Safety and EICR where required (or requested on tenant find)

Property Management

Arrange repairs and maintenance with approved contractors
Approve and pay contractor invoices
24 Hour Emergency Maintenance Service
Arrange Routine Property Inspections
Deal with day to day tenancy enquiries
Serve Legal Notices and Associated Paperwork Where Instructed

Checkout

Arrange End of Tenancy Checkout
Negotiate Return of Deposits and deductions where appropriate
Submit case to Mydeposits for adjudication where required

Other

Safe and Legal Checks
Legionella risk assessment
HHSRS Style Property Check
Smoke Alarm Testing, with Synthetic Smoke
Carbon Monoxide Detector testing with synthetic CO2 Pre-tenancy property 'ready to let' check

Fees

Set up Fee
Monthly Inventory
Checkout
Additional Fees

Compliance Certifications

Gas Safety
EICR
EPC
PAT Testing (Unlimited Items)

Other

Additional Property Visits
Key Cutting
Withdrawal Fee within Initial Term
Withdrawal outside of Initial Terms
Court Attendance (Including Travel or Virtual Waiting Rooms)
Fitting Smoke or CO2 Alarm
Arrangement fee for works
Additional Contractor Quotes
Change of sharer
Withdrawal fee before tenancy has started
Take over management fee
Additional Right to Rent Checks
Land Registry Searches
Change from Sole Agency to Multiagency agreement

Sole Agency / Multi Agency agreement delete as appropriate

All fees are inclusive of VAT

Tenant Find

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See Below

£334

£120

£120

3.5 Weeks Rent
N/A
1.5 Weeks Rent
1 Weeks Rent

£85
£156-180
£96
£100

£60
£20
Remainder of Management fees for the term
3 Months Notice or 3 Months Fees
£60 Per Hour
£50
16%
£30
£350
£150
£360
£40
£10
£100

Rent Collection

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£334
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£120
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£40

1.5 Weeks Rent
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£100

£120

2 Weeks Rent
10%
Included
1 Weeks Rent

Fully Managed

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£334
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£120
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£40

*
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£100

£120

2 Weeks Rent
15%
Included
Included

Tenant Fees

Permitted Payments England

Permitted payments for new Assured Shorthold Tenancies (ASTs).

When you have agreed on the property of your choice, Knight Edmonds will provide you with a Tenancy Fee Declaration. This helps explain not only the next stages of your application but any permitted payments which are due before you sign your Tenancy Agreement and any which may become payable during and after the tenancy. This will also include confirmation of the agreed rent and the deposit.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

Holding deposit (per tenancy). One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security deposit (per tenancy, rent under £50,000 per year). Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security deposit (per tenancy, rent of £50,000 or over per year). Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Set-up charge (Company Let) (£300 inc. VAT)

To cover the cost of referencing a company, part-cost in drawing up the tenancy agreement, part-cost of the inventory and check-in

Rent in advance payment Administration Fee

Payable when the full rental term is paid in advance or a shortfall payment is made. The cost covers additional administration in arranging & negotiating the tenancy.

Unpaid rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s).

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Abort Fee (£300 inc. VAT)

Should you change your mind about moving into a property

Aborted Visit Charge (£50 inc. VAT)

Cancellation of routine visit or maintenance callout without providing 24 hours' notice

Early termination (tenant's request).

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

If you any questions on our fees, please ask your Local Branch

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsman Scheme.