



## Landlord Fees

We offer 3 levels of service for landlords, Managed, Rent Collect and Tenant find.

### Fully Managed Service

<b>Setup Fee</b>	<b>Equal to one months rent</b>
<p>The setup fee includes agreeing the market rent and finding a tenant in accordance with the landlord's guidelines. This involves marketing and advertising the property; erecting a board in accordance with Town and Country Planning Act 1990, and carrying out accompanied viewings as appropriate. It includes providing notification of non-resident tax status and making an HMRC deduction. This fee includes advising on refurbishment and providing guidance on compliance with statutory provisions and letting consents.</p>	

<b>Monthly Fee</b>	<b>10%*</b>
<p>This is a monthly commission calculated as a percentage of the monthly rent, for collecting and remitting the monthly rent received, deducting commission and other works and supplying monthly statements. When necessary it includes the pursuance of non-payment of rent and providing advice on rent arrears actions. It includes quarterly routine visits and the landlord is advised of the outcome and an annual rent review to assess whether the rent being charged is aligned to prevailing market conditions. This fee covers advising all utility providers of any tenancy changes and arranging routine repairs. If a landlord requires vacant possession the fee covers issuing the necessary paperwork to the tenant (Section 21 Notice Requiring Vacant Possession) in the required timescale.</p>	

<b>Deposit Registration Fee</b>	<b>£50.00</b>
<p>All tenants' deposits must be registered – by law – with a Government-authorized Scheme. This fee is for setup, administration and securing deposit to our tenancy deposit scheme. We are members of TDS Northern Ireland who hold all deposits who act as an independent adjudicator should any disputes arise, landlord and tenant will be able to request deposit return from TDS NI which will be agreed by the other party.</p>	

<b>Property inventory inspection</b>	
<b>Initial inspection</b>	<b>£250.00</b>
<b>End of lease inspection(following initial inspection)</b>	<b>£150.00</b>
<p>It is important to have a thorough inventory enabling both parties (landlord and tenant) to be treated fairly. The inventory documentation serves a number of vital functions – including providing a catalogue of the let property, an unbiased record of its condition and any items included in the tenancy. It forms part of the legally binding contract that is set out in the tenancy agreement between the tenant and the landlord. The inventory document be used by either tenant or landlord to dispute any damages or issues caused during the rental term.</p>	

<b>Renewal Fee</b>	<b>£100.00</b>
<p>If both parties agree that the tenant can stay for another term, this cost covers the contract negotiation, amending and updating the terms and arranging a further tenancy and agreement.</p>	

<b>Additional Property visits</b>	<b>£50.00</b>
<p>If a visit (over and above the quarterly visits included in the monthly fee) is required – for example at the specific request of the Landlord, or to resolve a neighbour dispute - a fee may be charged.</p>	

<b>Court attendance</b>	<b>£120/hour</b>
In the unfortunate event where we might need to represent you in court – for example if a tenant requires eviction, these fees apply. Please note any additional legal professional representation organised by us will also be charged as per their rates	

<b>Notice Requiring Vacant Possession</b>	<b>£100.00</b>
When a Landlord requires vacant possession of a property, Scocal Estate Agents serves the required documentation to the tenant (Notice to Quit). This fee is for preparing and serving this notice in the required timeframe.	

<b>Withdrawal Fee (prior to tenant application)</b>	<b>£100.00</b>
<b>Withdrawal Fee (post tenant application)</b>	<b>£250.00</b>
<b>Withdrawal Fee (mid contract and retaining the tenant)</b>	<b>1 calendar month's rent</b>

<b>Arrangement fee for works</b>	<b>£0.00</b>
No charge to Landlords. We reserve the right to make a commission charge to any contractor instructed on behalf of the landlord of up to 15% of the net cost of the work.. erroneous or "waste of time" callouts to properties may be charged by the contractor, these will be recharged to the party at fault with a 10% administration charge	

## **Rent Collect Service**

<b>Setup Fee</b>	<b>Equal to one months rent</b>
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<b>Monthly Management Fee (percentage of the monthly rent)</b>	<b>8%*</b>
This is a monthly commission calculated for collecting and remitting the monthly rent received, deducting commission and other works, and supplying monthly statements. When necessary it includes the pursuance of non-payment of rent and providing advice on rent arrears actions. It includes quarterly routine visits and the landlord is advised of the outcome. The monthly fee covers advising all utility providers of any tenancy changes and arranging routine repairs.	

<b>Deposit Registration Fee</b>	<b>£50.00</b>
All tenants' deposits must be registered – by law – with a Government-authorized Scheme. This fee is for setup, administration and securing deposit to our tenancy deposit scheme We are members of TDS Northern Ireland who hold all deposits who act as an independent adjudicator should any disputes arise, landlord and tenant will be able to request deposit return from TDS NI which will be agreed by the other party.	

<b>annual Renewal Fee</b>	<b>£100.00</b>
If both parties agree that the tenant can stay for another term, this cost covers the contract negotiation, amending and updating the terms and arranging a further tenancy and agreement.	

<b>Check out fee</b>	<b>£120.00</b>
When it is time for the tenant to leave the property, this fee covers agreeing with the tenant(s) a check out date and arranging an appointment; It also includes a visual inspection of the property to ascertain any issues.	

<b>Additional Property visits</b>	<b>£50.00</b>
If a visit (over and above the quarterly visits included in the monthly fee) is required – for example at the specific request of the Landlord, or to resolve a neighbour dispute - a fee may be charged.	

<b>Withdrawal Fee (prior to tenant application)</b>	<b>£100.00</b>
<b>Withdrawal Fee (post tenant application)</b>	<b>£250.00</b>
<b>Withdrawal Fee (mid contract and retaining the tenant)</b>	<b>1 calendar month's rent'</b>

<b>Rent Review</b>	<b>£50.00</b>
This covers reviewing the rent being charged for the property, in accordance with the current prevailing market conditions; negotiating the rent change (if applicable) with the tenant and serving them the appropriate legal notice (a Section 13 Notice) if the tenancy is on a rolling monthly basis; then updating the tenancy agreement.	

<b>Notice Requiring Vacant Possession</b>	<b>£100.00</b>
When a Landlord requires vacant possession of a property, Scocal Estate Agents serves the required documentation to the tenant (Notice to Quit). This fee is for preparing and serving this notice in the required timeframe.	

### **Tenant Find Service (Only available to Uk Based landlords)**

<b>Setup Fee</b>	<b>(Minimum £500)</b>	<b>1 calendar month's rent'</b>
This involves marketing and advertising the property; erecting a board in accordance with Town and Country Planning Act 1990, and carrying out accompanied viewings as appropriate.		

landlords will be able to avail of additional services as per Rent Collect prices

\*subject to additional VAT when applicable