

Landlord Fees for Fully Managed Service

Fees vary depending on our 3 service levels (*Fully Managed, Rent Collection and Tenant Find Only*).

Fully Managed Service	Fee incl. VAT
The Set Up Fee includes agreeing the market rent and finding a tenant in accordance with the landlords guidelines. This involves marketing and advertising the property: erecting a board in accordance with the Town and Country Planning Act 1990, then carrying out accompanied viewings as appropriate.	£120
Monthly Fee (percentage of the monthly rent). This is monthly commission calculated as a percentage of the 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 6-monthly routine visits and the landlord is advised of the outcome. This fee covers advising all utility providers of any tenancy changes, arranging routine repairs and holding keys during the tenancy.	10%
Deposit Registration Fee. All tenants' deposits must be registered, by law, with a Government authorised deposit scheme. This fee is for registering the landlord and tenant details and protecting the security deposit; then providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy. The scheme used by Taylor Dain is the <i>Deposit Protection Service</i> .	£35
Inventory Fee. It is important to have a thorough and detailed inventory which 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 between the tenant and the landlord. Taylor Dain prepares inventories in-house. The cost of the inventory varies dependant on the number of rooms and outbuildings that the property has.	<i>See separate schedule</i>
Renewal Fee (landlords share). 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 agreement. The tenant also pays a share of this fee.	£75
Check Out Fee (landlords share). This fee covers agreeing with the tenant(s) a check out date and arranging an appointment; negotiating with the landlord and tenant(s) any disbursement of the security deposit. To return the deposit to the agreed parties. Remit any disputed amount to the scheme for final adjudication. Unprotect the security deposit, instruct contractors, obtain quotes, organise repairs/replacement of items. The tenant also pays a share of this fee.	£75
Gas Safety Certificate. The Gas Safety (Installation and Use) Regulations 1998 state that all new, let and managed properties must have a gas safety certificate to start the tenancy and must be tested annually for safety. Taylor Dain appoint a Gas Safety engineer to do this and this fee covers arranging access and retaining the certificate. It does not include the cost of the certificate.	£20

Independent redress provided by **The Property Ombudsman Scheme**.

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Landlord Fees *for Fully Managed Service*

The following services are optional with the Fully Managed Service.

Fully Managed Service (optional)	Fee incl. VAT
Smoke/Carbon Monoxide Alarms. This fee to arrange for the checking of any smoke or carbon monoxide alarms at the property, if an inventory has not been instructed.	£40
EPC (Energy Performance Certificate) To instruct a certified engineer to carry out an EPC report.	£100
Water and Bacterial Testing. To carry out a Legionella Risk Assessment.	£60
Pat and Electrical Testing. Taylor Dain to appoint an EICR qualified engineer to carry out either PAT testing or a full electrical certificate. It does not include the cost of the certificate.	£20

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Landlord Fees *for* Rent Collection Service

The mandatory fees charged for TAYLOR DAINs Rent Collection Service are set out below. The services provided in respect of these fees are as for our Fully Managed Service described previously, unless otherwise stated.

Rent Collection Service	Fee <i>incl. VAT</i>
Set Up Fee	£120
Monthly Management Fee (percentage of the monthly rent). This is 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. This fee covers advising all utility providers of any tenancy changes.	8%

The following services are optional and as described for the Fully Managed Service (unless otherwise stated).

Inventory Fee	<i>See separate schedule</i>
Deposit Registration Fee	£35
Check Out Fee (Landlords share). The check out fee covers agreeing with the tenant(s) a check out date and arranging an appointment; negotiating with the landlord and tenant(s) any disbursement of the security deposit. To return the deposit to the agreed parties. Remit any disputed amount to the Scheme for final adjudication. Unprotect the security deposit. The tenant also pays a share of this fee.	£75
Gas Safety Certificate	£20
Renewal Fee (landlords share).	£75
Smoke/Carbon Monoxide Alarm. Arranging for alarm check if landlord is not already having an inventory provided by TAYLOR DAIN, in which case this service is included.	£40
EPC	£100
Additional Right To Rent Check. Further Right to Rent Checks service payable when a repeat check is required during each tenancy for occupants with Time Limited Right to Rent	£40
Water and Bacterial Testing.	£60
Pat and Electrical Testing.	£20
Serving of Section 21 Notice where required	£75
Property Visit/Inspection	£70
Arrangement of Maintenance. For the arranging of tradesmen appointments and works to be carried out at the property	<i>cost + 12%</i>

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Landlord Fees for Tenant Find Service

For TAYLOR DAINs Tenant Find Service there is a **Set Up Fee** of the equivalent of **3 weeks Rent**.

Some examples of this fee are shown below.

Tenant Find Service				
12 Month Term				
Rent per Calendar Month	£450	£600	£800	£1200
Set Up Fee	£311.54	£415.38	£553.85	£830.77
The Set Up fee includes agreeing the market rent and finding a tenant in accordance with the landlords guidelines. This involves marketing and advertising the property; erecting a board, then carrying out accompanied viewings as appropriate. TAYLOR DAIN collects and remits the first month's rent received, deducting commission and other works, and supplies a statement. This fee covers advising all utility providers of any tenancy changes.				

The following services are optional and as described for the Fully Managed Service (unless otherwise stated).

Inventory Fee	<i>See separate schedule</i>
Deposit Registration Fee	£35
Check Out Fee (Landlords share). The check out fee covers agreeing with the tenant(s) a check out date and arranging an appointment; instructing the inventory provider to attend; negotiating with the landlord and tenant(s) any disbursement of the security deposit. To return the deposit to the agreed parties. Remit any disputed amount to the Scheme for final adjudication. Unprotect the security deposit. The tenant also pays a share of this fee.	£75
Gas Safety Certificate	£20
Renewal Fee (landlords share).	£75
Smoke/Carbon Monoxide Alarm. Arranging for alarm check if landlord is not already having an inventory provided by TAYLOR DAIN, in which case this service is included.	£40
EPC	£100
Additional Right To Rent Check. Further Right to Rent Checks service payable when a repeat check is required during each tenancy for occupants with Time Limited Right to Rent	£40
Water and Bacterial Testing.	£60
Pat and Electrical Testing.	£20
Serving of Section 21 Notice where required	£75
Property Visit/Inspection	£70
Arrangement of Maintenance. For the arranging of tradesmen appointments and works to be carried out at the property	<i>cost + 12%</i>

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Inventory Fees

UNFURNISHED Properties	Fee incl. VAT
Studio	£90
1 Bedroom	£100
2 Bedrooms	£125
3 Bedrooms	£150
4 Bedrooms	£175
5+ Bedrooms	£200

FURNISHED Properties	Fee incl. VAT
Studio	£105
1 Bedroom	£115
2 Bedrooms	£140
3 Bedrooms	£165
4 Bedrooms	£190
5+ Bedrooms	£215

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