



Vale and Marsh Ltd

Services & Costs

January 2023

**Vale and Marsh Ltd
Unit 2, Windmill Oast,
Benednen Rd, Rolvenden,
Kent, TN17 4PF**

Services & Costs Summary

All costs are exclusive of VAT

| | A Let Only | B Let & Rent Collect | C Fully Managed | D Fully managed NRL Landlords |
|---------------------------------------|------------------------|---|-------------------------------------|--|
| COSTS | 75% of one months rent | 10% of rent for 1 st 12 months then 6% from month 13 | 12.5% of rent for period of tenancy | 15% of rent for period of tenancy |
| Find me a tenant | ✓ | ✓ | ✓ | ✓ |
| Negotiate rent | ✓ | ✓ | ✓ | ✓ |
| Rent Collection | x | ✓ | ✓ | ✓ |
| Inspections | x | x | ✓ | ✓ |
| Manage property & tenancy | x | x | ✓ | ✓ |
| NRL yearly submission of forms | x | x | x | ✓ |

One off costs as required – exclusive of VAT

| Service | Price | Service | Price |
|--|---|---|---|
| Tenancy agreement | £195.00 | Periodic Tenancy admin. | £85.00 |
| Tenancy Renewal Agreement (managed + deed of surrender) | £195.00 | Court attendance (per hour plus travel) | £250.00 |
| Tenancy Renewal Agreement (let only) (incl. right to rent checks) | £255.00 | Inspections unfurnished (per visit, includes report) | 10% of 1 month's rent UF |
| Inventory & check in UF / FF (% of 1 month's rent, unfurnished / fully furnished) | 20% / 25% | Inspections fully furnished (per visit, includes report) | 15 % of 1 month's rent FF |
| Check out (% of 1 month's rent, UF/FF) | 15% / 20% | Rent increases | £85.00 |
| Landlord withdrawing from tenancy application | £500.00 | Tenant references (Per tenant/guarantor, incl. right to rent check) | £150.00 |
| Professional advice (per hour) | £125.00 per hour | Project management (Refurbishments & Insurance claims) | 10% of complete cost of works (£500.00 minimum project) |
| Addendum | £75.00 | Obligatory TDS adjudication fee | £350.00 |
| Deposit registration | £75.00 | Agent management of TDS Dispute | £125.00 per hour |
| EPC / Gas cert / PAT | £75 - £125 (POA) | Sale of property to tenant | 1% of sale price |
| Electrical certificate | Dependent on size of property | Joint marketing fee (if let by other agent) | 25% of one months rent |
| Serving notices | Deed of Surrender £170 Section 21 - £75.00 Section 8 - £150.00 Section 13 - £80.00 Abandonment - £95.00 | Provide end of year tax statements | £150.00 |
| Chase late rent (per letter) | £35.00 | Void property management (per month incl. 1 inspection) | £150.00 |