



**THE  
HOME CLOUD**

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# **LANDLORD FEE SCHEDULE 2023**



## Home Cloud Services Included

	Tenant Find £750*	Rent Collection 7% of rent*	Fully Managed 10% of rent*
Agree the rental value	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓
Market the property and advertise on relevant portals	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Find tenants	✓	✓	✓
Advise on non-resident tax status and HMRC (if relevant)	✓	✓	✓
Collect and remit initial months' rent		✓	✓
Provide tenants with method of payment		✓	✓
Deduct any pre-tenancy invoices		✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)		✓	✓
Agree collection of any shortfall and payment method		✓	✓
Advise all relevant utility providers of any changes			✓
Demand, collect and remit the monthly rent		✓	✓
Arrangement payments for statutory requirements		✓	✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓	✓
Undertake two routine visits per annum and notify the outcome to the landlord			✓
Arrange routine repairs and instruct approved contractors (providing 3 quotes)			✓
Hold keys throughout the tenancy term			✓
Security Deposit dilapidation negotiations			✓

\*Excluding VAT

# ADDITIONAL NON-OPTIONAL FEES & CHARGES

## PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

Energy Performance Certificate (EPC)	£90 (inc. VAT)
Gas Safety Certificate (GSR)	£120 (inc. VAT)
Electrical Installation Condition Report (EICR)	£225 (inc. VAT) for residential properties with 1 fuse board and a maximum of 10 circuits.
Legionella Risk Assessment	£100 (inc. VAT)
Portable Appliance Testing (PAT)	£90 for up to 20 appliances (inc. VAT)
Installing Smoke alarms and Carbon Monoxide	£65 per alarm (inc. VAT)
Testing smoke alarms and carbon monoxide detectors	On the first day of the tenancy £35 (inc. VAT)

## DEPOSIT REGISTRATION FEES (WHERE COLLECTED)

£25 (inc. VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

## INVENTORY & CHECK IN FEES (INC. VAT)

1 BED: £165
2 BED: £185
3 BED: £205
4 BED: £235

## INVENTORY & CHECK OUT FEES (INC. VAT)

1 BED: £130
2 BED: £145
3 BED: £160
4 BED: £175

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## DURING TENANCY FEES

- Arrangement Fees for works over £150 in value.

A fee of 10% of net cost (ex. VAT). Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee. Fully Managed service.

- Tenancy renewal fee: £180 (inc. VAT)

Renewing or amending an existing tenancy agreement.

- Service charges: £60 (inc. VAT) per annum.

Receiving and administering the payment of service charges and ground rent invoices on behalf of clients from future receivable rents.

## FINANCIAL CHARGES

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid.

## END OF TENANCY FEES

Check out fees (listed above) apply per tenancy. Includes attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

## SERVING NOTICE

A fee of £150 (ex. VAT) will be charged to serve the following notices:

- Section 8
- Section 21
- Section 13

ANY QUESTIONS?

[CONTACT THE TEAM.](#)