



**THE**  
**HOME CLOUD**

---

**LANDLORD FEE  
SCHEDULE**

# Home Cloud Services Included

SERVICES	RENT COLLECTION	FULLY MANAGED
Demand, collect and remit the monthly rent received	Y	Y
Pursue non-payment of rent and provide advice on rent arrears actions	Y	Y
Monthly and annual reporting for income and access to our accounting app with 'Payprop'	Y	Y
Advise all relevant utility providers of changes	Y	Y
Undertake two routine visit per year	N	Y
Arrange routine repairs and instruct approved contractors	N	Y
Ensure all compliance documentation is valid, and arrange any necessary appointments	N	Y
Hold keys throughout the tenancy term	N	Y
Arrange emergency repairs, 24/7 availability for emergency issues	N	Y
Booking an independent inventory clerk to undertake a professional check-out	N	Y
Discuss any deductions from the deposit with landlord and tenant	N	Y
Book any remedial works needed upon the vacation of the tenant	N	Y

# 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:

Tenancy Set Up Fees	£250 (exc. VAT)
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)

## DEPOSIT REGISTRATION FEES (WHERE COLLECTED)

£25 (inc. VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized 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

# ADDITIONAL NON-OPTIONAL FEES & CHARGES



## DURING TENANCY FEES

- Arrangement Fees for works over £500 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: £100 (exc. VAT) per annum.

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

- Additional property inspection fee: £60 (exc. VAT)
- Non-Resident Landlord Scheme fee: 1% extra on top of your agreed management fee.

Paying taxes to HMRC on behalf of Landlord's who resides outside of the UK.

## 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.

- Deposit dispute submission fee: £100 (exc. VAT)

## SERVING NOTICE

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

- Section 8
- Section 21
- Section 13