Northwood Wirral Limited – Landlord Fees

All fees include VAT where applicable.

Guaranteed Rent Service.

If you are renting your property to us on the Guaranteed Rent Service, we will not charge you any fees at all. However charges will apply if you take back a property before the agreement ends. Charges will apply for our other services, please see the table below for details of these.

Set Up Fees for Fully Managed & Rent Collection.

When you first instruct us on either of these schemes you will have to pay a Set Up Fee. This fee covers all the cost of guidance related to compliance with statutory provisions and letting consents, accompanied viewings with prospective tenants, advertising the property on the relevant websites, erecting the board outside the property (where applicable) in accordance with Town and Country Planning Act 1990, the cost of the inventory and moving the tenant in to the property. The Set Up Fee is payable each time you instruct us to find a new tenant for your property.

Commission for Fully Managed.

We charge a monthly commission for the ongoing management of your property, which includes collecting the rent each month and chasing the tenant for any shortfall in rent, handling all tenant queries, liaising with contractors and organising any maintenance issues, carrying out periodic inspections and reporting back to the landlord.

Commission for Rent Collection.

We charge a monthly commission for the monthly collection of rent, paying the landlord by BACS and chasing any shortfall of rent from the tenant.

Ad hoc fees for Managed & Rent Collection properties.

We charge a fee if we renew a tenancy agreement on behalf of a landlord. In the case of early termination of the agreement there is a minimum fee payable. In addition a placement fee is payable in the event where the Landlord intends to continue to let to tenants introduced by the Agent after the termination of the agreement. We will make a charge if we negotiate an increase in rent on your behalf. We will make a charge if we provide an annual statement for tax purposes. There are charges for serving possession notices, attending court or meeting a bailiff to take possession.

Tenant Find Fee.

If you simply want us to find a tenant for your property, we will charge you a one off fee. This fee covers all the cost of advertising the property, accompanied viewings, finding a tenant, compiling the inventory, drawing up the agreements and moving the tenant into the property.

If we are asked to attend a check out meeting on behalf of a Tenant Find Landlord a fee will be payable.

Management Fee during an empty period.

When a property becomes vacant there is often jobs to be done in between tenancies so the property can be let again and presented in the best possible condition. The amount of work involved in arranging jobs, access, quotes and timings can be extensive and time consuming. We therefore make a one off charge for our time and resources to facilitate any activities undertaken on behalf of a landlord in between tenancies.

Our Fees	Inclusive of VAT
Guaranteed Rent	No fee
Early termination of agreement.	Difference between Guaranteed Rent & Market Rent for unexpired term of agreement.
Landlord Set Up Fee	£360
Fully Managed Monthly Commission	13%
Rent Collection Monthly Commission	10%
Management Fee during Void Period	£180
Early Termination Fee	£360
Retention of Tenant introduced by Northwood	One month's rent
Tenancy renewal fee	£90
Rent Increase Fee	£60
Annual statement for tax purposes.	£60
Issuing Notice for Possession	£72
Attending Court	£240
Meeting bailiff to take possession	£90
Tenant Find Fee	First month's rent
Attendance at check out for Tenant Find Property	£90
Project Management	10% of total cost or £300 minimum

Client Moneys Protection

Northwood Wirral Limited is a member of Royal Institution of Chartered Surveyors, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on