

Landlord Fees

All fees incl. VAT

Fully Managed

Monthly Commission	11% (13.2% incl. VAT)
Monthly Rent & Legal Protection Fee	£25
Landlord Marketing Fee	£395
Rent Increase Administration Fee	£75
Termination Fee (maintaining tenant in situ)	£530

Rent Collect

Monthly Commission	9.6%
Monthly Rent & Legal Protection Fee	£25
Landlord Marketing Fee	£395
Rent Increase Administration fee	£75
Termination Fee (maintaining tenant in situ)	£530

Tenant Find

Landlord Marketing Fee	£530**
Rent Increase Administration fee	£75

Service Fees

Section 8 Possession Notice preparation & serving	£175
Abandonment Notice	£120
Court Attendance	£180 per hour
Bailiff Fee	£125
Landlord AML check (anti-money laundering)	£40
Tenant Deposit Compliance Fee	£36
Inventory (One Bed/ Two Bed/ Three Bed/ Four Bed/ Other)	£120/£144/£168/£196/POA
Additional Ad-hoc inspection	£60
EPC	POA
Floor Plan	£75
Gas Safety Certification	£140
Gas Safety Certification + Service (not incl. parts)	£180
EICR - Electrical Installation Condition Report	£260
LRA - Legionella Risk Assessment	£100
Consolidated Rental Statements; Annual Tax Returns	£36
Install smoke alarm or CO monitor (non-wired)	£75 (£40 each thereafter)
Statutory Declaration (TDS Deposit Claim)	£36
TDS Deposit Claim Administration - no arbitration	£30
TDS Deposit Claim Administration - with arbitration	£60
Key Cutting (per key)	£30 (£15 each thereafter)
Property Check-out Report (1-2 bed)	£72
Property Check-out Report (3+ bed)	£96
Assured Periodic Tenancy (APT) Only	£150
Assured Periodic Tenancies (APT) & Check-in Pack (excl. inventory)	£200

**£530 or 65% of the first month's rent

Referral Fees - Northwood (Hereford) Ltd may be entitled to commission or fee from other services offered to the client, buyer, tenant, or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Maintenance Provision, Surveys etc. A commission or fee is defined as an average of £100 + VAT per service.