

Sandbach & Crewe Landlord Fees

We understand that each Landlord has different preferences to their rental properties, whether that be an active hands-on Landlord, or the desire to be in full control of their time and be hands-off. Therefore, we've created and tailored our packages to suit.

Management Packages

	Rent Collect	Managed
Production of photographs, floorplan and walkthrough virtual tour	✓	✓
Advertise your property on www.northwooduk.com and www.rightmove.co.uk and www.onthemarket.com , and across social media	✓	✓
Installation of the instantly recognisable Northwood "To Let" board	✓	✓
Thorough tenant (and guarantor if applicable) referencing	✓	✓
Right to Rent checks	✓	✓
Deposit collection and registration with TDS	✓	✓
Collection of monthly rent and remittance to Landlord by BACs payment	✓	✓
Digital monthly statement	✓	✓
Overdue rent chasing	✓	✓
Legal notices served in the event of rent arrears or other reasons that require possession of the property	✗	✓
Dedicated maintenance management, including the organisation of professional maintenance contractors for quotes and/or works orders. Liaising with tenants for access, and the contractors for invoices	✗	✓
Periodic inspection of your property with a digital report produced and provided to the landlord, with a follow up discussion to be had	✗	✓
Secure holding of a management set of keys, digitally recorded	✗	✓
End of tenancy deposit negotiations and distribution. In the event of a dispute, we will collate the necessary evidence and submit to TDS	✗	✓
	8% 9.6% inc vat	10% 12.0% inc vat

Initial Costs (Marketing Fee)

Covers the marketing of the property, referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms), arranging the signing of the tenancy agreement, inventory, deposit registration and the facilitation of the move-in.

✂ Subject to min. £650 inc vat.

Payable each time a tenant moves in.

60%
inc vat

9 Hightown, Sandbach CW11 1AD

T 01270 768917 E sandbach@northwooduk.com W northwooduk.com/crewe-sandbach

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Let Only – 90% inc vat

Subject to minimum fee of £650 inc VAT and TDS registration fee

Our Let Only package is developed for the experienced landlords and portfolio investors who prefer their own hands-on approach to aspects of property.

You'll benefit from our proactive approach to advertising your property, including www.northwooduk.com, www.rightmove.co.uk and www.onthemarket.com, as well as social media advertising to maximise the reach of your property. Additionally, we offer an accompanied viewing service where we meet each prospective tenant at the property. A detailed summary will then be provided to yourself to make your decision on each prospective tenant.

We will carry out Right to Rent checks and appropriate referencing, the signing of tenancy documentation, and the facilitation of the move-in.

Check-In / Check-Out Inventory

A detailed photographic inventory will give you peace of mind prior to the commencement of the tenancy. The in-depth report is approved by the Tenancy Deposit Scheme (TDS) as an acceptable document for disputes.

Following receipt of notice from your tenants, we will liaise with them to arrange a full check-out report. This report will compare the initial Check-In Inventory carried out prior to the move-in. This is followed by the deposit release, with any deductions required negotiated with the tenant. If any resolutions cannot be reached, we will prepare and submit evidence on your behalf via the TDS.

£198	£270	£354
inc VAT	inc VAT	inc VAT
for rent upto £1000 pcm	for rent from £1000 - £2000 pcm	for rent over £2000 pcm

Management Takeover

Not every letting agent will recognise that your time is precious or your property is one of your most valued assets, so we can understand why you might want to part ways.

We'll liaise with the current managing agent to ensure the smooth transition for both you and your tenant(s) (if the property is occupied), including arranging the collection of all relevant documentation, deposit information and keys. We'll serve the relevant Section 47 / 48 notices to your tenant(s), with correspondence organised with our payment details for rent payments, in addition a request to inspect the property.

£300
inc vat

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Additional Tenancy Costs

Rent Review

Review rent in accordance with current prevailing market conditions and advise the landlord, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate, update the tenancy agreement and serve a Form 4A Notice if the tenancy is on a periodic basis.

£120
inc vat

Rent & Legal Protection

Rent & Legal Protection Insurance offers landlords real peace of mind by combining reliable rent protection with expert legal support. Their coverage helps ensure steady rental income even when unexpected challenges arise, while their legal assistance simplifies complex situations like disputes or eviction processes.

£30
inc vat
per month

Additional Services / Fees

Rent review preparation for non-managed existing tenancies	£240 inc VAT
Serving of statutory notices for non-managed existing tenancies	£90 inc VAT
Property inspection with comprehensive digital report for non-managed existing tenancies	£260 inc VAT
PAT Test	As per contractors' invoice
Legionella Risk Assessment	£160 inc VAT
Court Attendance (per visit) In the unfortunate event where we might need to represent you in court – for example at the specific request of the landlord, or to resolve a neighbour dispute a fee is charged	£180 inc VAT
Sale of property to a sitting tenant / 3 rd party introduced by Northwood (Sandbach) Ltd	1% + VAT
Landlord Withdrawal Fees (before move-in) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.	One month rent inc vat
Landlord Withdrawal Fees (during tenancy) per tenancy. To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary) and returning all relevant documents held by the agent to the landlord. This does not apply to a Let Only service.	One month rent inc vat
Arrangement Fees for works over £1000. 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 only.	12% of net cost inc VAT

Legal Documentation

Energy Performance Certificate (EPC)	From £85 inc VAT
Gas Safety Inspection & Certificate (GSC)	From £74 inc VAT
Electrical Installation Condition Report (EICR)	From £180 inc VAT

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Guaranteed Rent Package

Our unique and exclusive Guaranteed Rent Service provides the ultimate peace of mind and does not operate on traditional percentage charges. Each agreement is property specific and determined at the outset for a minimum term of twelve months. The benefits of this package are:

- **no monthly commission or set up fees**
- **same day rent payments**
- **internal condition guaranteed (subject to terms / fair wear and tear)**
- **not an insurance policy**
- **guaranteed start date and annual income**
- **no legal costs for you should we need to seek possession of the property**
- **no void periods, you still get paid even if the property is empty**
- **no late or short payments, you still get paid even if the tenant does not pay**
- **we deal with all the tenant queries, questions and complaints**
- **you have complete anonymity**
- **we manage maintenance contractors on your behalf**
- **Multi-year options (between one and three years)**
- **A guaranteed contract start date**

If you want a risk free, no hassle property management service that provides certainty and security of your rent being paid on time, every month without fail, then our Guaranteed Rent is the package for you!

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Compliance Requirements

On our Fully Managed and Guaranteed Rent packages we DO NOT charge for organising contractors and making access arrangements for completion of any compliance requirements at your property. However, if a Landlord wishes to instruct their own contractors to carry out compliance works such as a gas safety or electrical safety inspection (EICR), they must provide proof of certification to Northwood at least 14 days prior to expiry. Failure to provide proof of certification within these timescales will result in Northwood carrying out their own certification to comply with legal requirements, all charges incurred will be passed on to the landlord.

The following certifications are required in rental properties:

- Where gas is installed within the property, annual **Gas Safety Inspection & Certificate** is required on each gas appliance / flue. This can be undertaken up to two months prior to expiry of the current certificate without affecting the original expected due date.
- All rental properties require a fixed wiring **Electrical Inspection Condition Report (EICR)** to be carried out to ensure the safety of the electrical installation within the property. Certification will generally be required every five years or upon tenant changeover, however some installations may require a lesser frequency dependent upon the condition of the installation. This is at the discretion of the qualified Electrical Inspector. Remedial works identified on the EICR will be quoted for on an individual basis.
- A **Legionella Risk Assessment** must be carried out on all properties on an annual basis. This can be carried out by Northwood or your own contractor. Refer to 'Additional Services / Fees' for our fee.
- An **Energy Performance Certificate (EPC)** is a statutory requirement for rental properties. The minimum standard for an EPC certificate is a rating of E or above (unless exempt). This is required before a tenancy can commence and a certificate is valid for 10 years.
- **PAT Testing (Portable Appliance Testing)** is required in all properties that have either freestanding electrical white goods (i.e. Fridge / washing machine) or in part or fully furnished properties where numerous electrical appliances are provided (i.e. TV, microwave, kettle, bedside lamps etc).
- **Smoke Alarms** must be installed on each floor of a rental property as a minimum requirement. We recommend installation of interlinked alarms to ensure the safety of your tenants and protect your property. Good quality alarms typically have a lifespan of 10 years, typical cost for supply and install is around £60-£80 per alarm.
- **Carbon Monoxide Alarms** must be installed in all rooms containing a solid fuel burning appliance (i.e. Boiler, Log burner, Gas Fire etc). Good quality alarms typically have a lifespan of 10 years, typical cost for supply and install is around £35.
- Chimneys that are in use in a rental property must be swept on an annual basis. It is the Landlord's responsibility to ensure that this is carried out and a **Chimney Sweep Certificate** provided. Typical cost varies from £60 to £90 for an average property.

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