

Landlord Fees

Managed			Introduction		
Sole Agency	Term 1	Term 2+	Sole Agency	Term 1	Term 2+
Comprehensive	16.8% (14%+VAT)	14.4% (12%+VAT)	Essential	9.6% (8%+VAT)	7.2% (6%+VAT)
Financial	13.2% (11%+VAT)	10.8% (9%+VAT)	<i>Paid in advance of the tenancy start date</i>		
<i>Paid monthly over the duration of the tenancy term*</i>					

*A 'term' is a minimum of twelve months. Term 2+ is applicable when the same tenants remain at the property after Term 1

Multi Agency: An additional 2.4% will be added to any of the above sole agency service rates should you wish to instruct more than one agency

Minimum fee: £1,200.00 | **Keatons arrangement fee:** £360.00

Landlord Charges

Inventory/Check In

(price is based on the size of the property)

- Studio - £144.00
- 1 Bedroom - £163.20
- 2 Bedroom - £187.20
- 3 Bedroom - £206.40
- 4 Bedroom - £228.00
- 5 Bedroom - £249.60

Checkout

(price is based on the size of the property)

- Studio - £96.00
- 1 Bedroom - £120.00
- 2 Bedroom - £144.00
- 3 Bedroom - £168.00
- 4 Bedroom - £192.00
- 5 Bedroom - £216.00

Arranging and Serving a Notice

(Comprehensive only)

- **Section 13 Notice** - £120.00
- **Section 21 Notice** - £120.00
- **Section 8 Notice** - £120.00

Certificates and Compliance

- **Gas safety certificate** - £96.00
- **Energy performance certificate** - £96.00
- **Smoke and carbon monoxide alarms** - from £144.00
- **PAT testing** - £135.60
(Carried out on the landlord's appliances)
- **Electrical installation condition report**
- **Mandatory requirement 1st July 2020** - £175.20
(Five yearly fixed wire test. 1 beds - 4 beds)
- **Combined PAT and EICR** - £207.60
(when conducted at the same time)
- **Testing smoke detector and report** - £31.80
(when carried out with EICR or PAT test)
- **Testing carbon monoxide detector and report** - £31.80
(when carried out with EICR or PAT test)
- **Legionella test** - £120.00
- **Licensing** - Selective licence - £234.00
- Additional licence - £474.00
- Mandatory licence - £474.00

All costs and percentages are inclusive of VAT at the prevailing rate.

Tenancy Protection Service

This service will protect you against unpaid rent and offer legal representation to recover your property

- **Rent up to £2,500.00 pcm** - £42.00 per month
 - **Rent from £2,500.01-£5,000.00 pcm** - £48.00 per month
 - **Rent from £5,000.01-£7,500.00 pcm** - £54.00 per month
- This service is available subject to the successful pass and approval of your tenant(s) references

Further Charges

- **Extension administration fee** - £180.00
- **Deposit registration** - (Essential service) £120.00
- **Insurance claims** - £120.00 per hour
- **Attending court** - £120.00 per hour
- **Attending the property** - £72.00 per visit or per hour if we are required to attend the property to allow access for a contractor to carry out works or while the property is unoccupied
- **Assistance with a protracted deposit negotiation** - £120.00 per hour
(Four hours plus, Comprehensive only)
- **Making a payment outside of the UK** - £60.00 per payment
- **HMRC enquiry** - £120.00 per landlord
- **Key cutting service** - £30.00 plus cost of keys
This is to cover Keatons time in getting keys cut and checking that they work
- **Arranging works of refurbishment over £2,000.00** - 12%
This charge will be added to any contractor's charges and includes access to obtain quotes for approval:
 - Check work has been completed to job specification
 - Hold works warranty and guarantees
- **Taking over management** - 12% (10%+VAT)
Where tenants are not introduced by Keatons we will charge the above rate payable monthly for the duration of the tenancy term
(minimum term twelve months)
- **Sale of property to tenants** - 1.2% of the agreed sale price
(see terms for further details)

