

CHARTERS – Brighton and Worthing

LANDLORD FULL SCHEDULE OF FEES



LANDLORD FEES		
CORE FEES		
Tenancy Arrangement Fee	£180 (net £150)	
Student Upfront Marketing Fee	£180 (net £150)	
Letting Service Fee payable monthly	16.80% (net 14%)	
Managed Fee payable monthly	19.20% (net 16%)	
Letting only Fee	The equivalent of 3 weeks gross rent plus VAT	
Tenancy Renewal Fee	£162 (net £135)	
Student Tenancy Renewal Fee	£300 (net £250)	
Referencing Fee payable from 1st months rent	£90 (net £75) per person	
Student Referencing Fee payable from 1st months rent	£180 (net £150) per person	
ADDITIONAL FEES MAY APPLY		
Initial Deposit Registration	£60 (net £50) per annum	
No Deposit Scheme	£60 (net £50) per annum	
Withdrawal Fee for Failed Tenancy Start	£300 (net £250)	
Withdrawal Fee post Tenancy Commencing	Fee equal to 1 month’s rental amount	
Compliance Checks and Certificates		
Gas Safety Record & Service	£156 (net £130)	
Smoke Alarms Test	£72 (net £60) - Battery operated £150 (net £125) - Mains operated	
Carbon Monoxide Test	£47.40 (net £39.50) - If carried out as part of gas safety £72 (net £60) - If separately ordered / standalone	
Electrical Installation Condition Report (EICR)	Studio, 1 or 2 bedrooms 3-4 bedrooms 5+ bedrooms	£198 (net £165) £228 (net £190) £270 (net £225)
Portable Appliance Test (PAT)	1-5 appliances 6-10 appliances	£120 (net £100) £180 (net £150)
Energy Performance Certificate (EPC)	£144 (net £120)	
HMO		
Fire Risk Assessment	From £240 (net £200) Please contact us for individual price	
Rent and Legal Protection		
£0 – £500	£40.80 (net £34)	
£501 - £1000	£42 (net £35)	
£1001 - £1500	£44.40 (net £37)	
£1501 – £2000	£44.40 (net £37)	
£2001 - £2500	£45.60 (net £38)	
£2501 - £3000	£50.40 (net £42)	
£3001+	3% plus VAT of the monthly rent - eg. 3% plus VAT of £3,500 pcm = £126 (net £105)	
Property Condition Assessments		
Inventory Check-in & Schedule of Condition	Unfurnished	Furnished
Studio or 1 bedroom	£222 (net £185)	£258 (net £215)
Additional Fee per bedroom	£18 (net £15)	£24 (net £20)
Student Inventory Check-in & Schedule of Condition	Unfurnished	Furnished
Studio or 1 bedroom	£240 (net £200)	£288 (net £240)
Additional Fee per bedroom	£30 (net £25)	£60 (net £50)

Checkout	
Studio or 1 bedroom	£150 (net £125)
Additional Fee per bedroom	£18 (net £15)
Student Checkout	£180 (net £150)
Additional Fee per bedroom	£30 (net £25)
Misc	
Sales commission if tenant purchases property	Subject to negotiation
Changeover of tenant fee	£216 (net £180) plus referencing fees
Student Changeover of tenant fee	£216 (net £180) plus referencing fees
Additional Keys	Actual cost plus £18 admin fee (net £15)
Section 13 Notice	£180 (net £150)
First Tier Tribunal	£480 (net £400)
Float	£360 (net £300)
AML Fees	
Landlord Check	£10 (£8.33 net) per person
Tenant Check	£10 (£8.33 net) per person
Proof of Ownership	£7 (£5.83 net)