

LANDLORD FEES

SCALE OF FEE

<u>Introduction Service:</u>	<i>8% of the first years rental + vat</i>
<u>Rent Collection:</u>	<i>3 Weeks rent + vat + 7.5% of the monthly rent</i>
<u>Full Management:</u>	<i>3 weeks rent + vat + 10% of the monthly + vat</i>
<u>Inventory and Check In:</u>	<i>From £144 including vat</i>
<u>Check Out report</u> <i>(N/A on the introduction service)</i>	<i>From £84 including vat</i>
<u>Rent and Legal Protection:</u>	<i>From £118.80 including vat for 6 months cover</i>
<u>Gas Safety Checks</u>	<i>£90 including vat</i>
<u>Electrical checks</u>	<i>£180 including vat for NICEIC Installation certs (3-5 years)</i> <i>£108 including vat for visual (yearly)</i> <i>£90 including vat for Portable appliance testing only (yearly)</i> <i>£132 including vat for Visual check + portable appliance</i>
<u>Energy Performance Certificates:</u>	<i>£90 including vat</i>

INSTRUCTIONS: The Landlord may only withdraw his/her instructions at the end of a current tenancy term (min 2 years) with the existing tenant we have introduced. The notice period is two months in writing. The penalty for terminating early will be 1 months rent plus vat .After 2 years should the landlord take over the management with the current tenant a charge will be levied of £600 including vat to include the renewing of the tenancy agreement. All the above does not apply should the tenant vacate the property. The above conditions also apply on all further new tenants that are found from the date of the tenancy.

QUARTERLY TAX RETURNS

Quarterly returns made on behalf of overseas Landlords not accepted for self-certification under the Finance Act 1995 will be charged at the rate of £30 including VAT per quarter.

STATEMENTS

Annual statements requested in addition to monthly statements (provided as part of the Agent's management service) and from which the same information may be extracted will be charged separately at the rate of £30 including VAT.

SELLING THE PROPERTY

In the event that the Tenant(s) (or any person or corporate body associated with the tenant) introduced by Kurtis Letting & Management upon, during or after the tenancy, purchase the property or any interest therein, commission shall be at the rate of 2.5% of the sale price plus VAT due on exchange and payable on completion.

DEPOSIT PROTECTION AND LANDLORDS ON LINE:

A fee of £72 including vat per year will be charged to insure the deposit through the dispute service scheme and access to our landlords on line service