



KURTIS
PROPERTY

Landlord Fees 2017

Kurtis Property Ltd

Scale of Fee

Introduction of Service:	8% of the first year's rental + VAT
Rent Collection:	3 weeks rent + VAT + 7.5% of the monthly rent
Full Management:	3 weeks rent + VAT + 10% of the monthly rent + VAT
Inventory and Check In:	From £144 including VAT
Check Out Report:	From £84 including VAT
Rent and Legal Protection:	From 118.80 including VAT for 6 months cover (<i>N/A on the introduction service</i>)
Gas Safety Checks:	£90 including VAT for 6 months cover
Electrical Checks:	£180 including VAT for NICEIC installation certs (3-5 years) £90 including VAT for portable appliance testing only (yearly) £228 including VAT for both above if done together
Energy Performance Certificates:	£90 including VAT

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 month's 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.
Deposit Protection and Landlords Online:	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