

Landlord Fees

From October 2022

Fully Managed Service

Fees vary depending on our 2 service levels (Fully Managed or Tenant Find.)

	FEE	TOTAL inc VAT
<p>The Set Up Fee includes agreeing the market rent and finding a tenant in accordance with the landlord's guidelines. This involves advertising the property with enhanced online marketing and professional photography package, erecting a board in accordance with the Town and Country Planning Act 1990 and then carrying out accompanied viewings as appropriate. It includes negotiation of the terms of the Tenancy, vetting the tenants for suitability for the Tenancy, and preparing the required paperwork for the Tenancy. The fee covers advising all utility providers of any tenancy changes. It also includes advising on refurbishment, providing guidance on compliance with statutory provisions and letting consents, providing notification of non-resident tax status and making an HMRC deduction, where applicable. This will include the cost of Tenant Referencing the applicant(s). The check will include credit status, current or previous employer, current or past landlord, and taking into account any other information to help assess the affordability criteria of the applicant(s). Depending on the outcome of the referencing, an applicant(s) earnings or overall financial position may require a Guarantor. The cost of referencing a Guarantor is included in the fee. Should there be a specific situation whereby you have consented to a permitted occupier, appropriate documentation to reflect this is included within the fee.</p>	Maximum £350+VAT	£420
<p>Monthly Fee (percentage of the monthly rent). This is a monthly commission calculated as a percentage of the monthly rent, for collecting and remitting the monthly rent received, deducting commission and other works, and supplying monthly statements. When necessary it includes the pursuance of non-payment of rent and providing advice on rent arrears actions. It includes 6-monthly property inspections, after which the landlord is advised of the outcome. The fee also covers the arranging of repairs, the holding of keys during the tenancy and the serving of any required notices.</p>	Maximum 11%+VAT	13.2%
<p>Security Deposit Registration Fee. All tenants' deposits must be registered – by law – with a Government-authorised Scheme. This fee is for registering the landlord and tenant details and protecting the security deposit; then providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy. The scheme used by Reeds Rains is MyDeposits.</p>	£50+VAT	£60
<p>Annual Deposit Renewal Fee</p>	£50+VAT	£60
<p>Inventory Fee. It is important to have a thorough and detailed inventory which serves a number of vital functions, including providing a catalogue of the let property, an unbiased record of its condition and any items included in the tenancy. It forms part of the legally binding contract between the tenant and the landlord. Reeds Rains employs independent specialists to prepare inventories and as such the cost of the inventory is dependent upon the provider available in the locality of the property at the time required. The cost of the inventory varies depending on the number of bedrooms and outbuildings the property has.</p>	See separate sheet for varying costs.	
<p>Renewal Fee If both parties agree that the tenant can stay for another term, this cost covers the contract negotiation, amending and updating the terms and arranging a further tenancy and agreement.</p>	£50+VAT	£60
<p>Check Out Fee This fee covers agreeing with the tenant(s) a check out date, arranging an appointment and instructing the inventory provider to attend. Where Reeds Rains has registered the deposit, the fee also covers negotiating with the landlord and tenant(s) any disbursement of the security deposit, unprotecting and returning the deposit to the agreed parties and remittance of any disputed amount to the Scheme for final adjudication. It includes instructing contractors, obtaining quotes, organising the repair/replacement of items as required.</p>	No charge	
<p>Management Takeover Fee. This fee is to be charged for a take over management service from your current letting agent and will cover a check of the current Tenancy Agreement and a new one if required, a property visit, a smoke alarm check, a compliance check and transfer of the deposit.</p>	£150+VAT	£180

Client Money Protection is provided by Propertymark. The redress scheme for Reeds Rains is The Property Ombudsman Scheme

reedsrains.co.uk

The Reeds Rains branch at 12/14 Lord Street, Wrexham, Clwyd, LL11 1LG (Tel: 01978 368000) is operated by Silas Rains as a sole trader, and is independently owned and operated by Silas Rains under a licence from Reeds Rains Limited. VAT Reg No: 779 573 952.



We are members of The Property Ombudsman (TPO). There to protect your interests and we abide by the TPO code of conduct.



Landlord Fees

From October 2022



Reeds Rains

· Since 1868 ·

Fully Managed Service

	FEE	TOTAL inc VAT
Gas Safety Inspection. The Gas Safety (Installation and Use) Regulations 1998 state that all rented properties with a gas supply must have a valid gas safety certificate at the commencement of and throughout the tenancy and must be tested for gas safety on an annual basis. Reeds Rains appoint a Gas Safe Engineer to do the inspection, which includes the testing of any carbon monoxide detectors and/or smoke alarms in the property. The fee also covers arranging access, retaining the certificate and forwarding it to the tenant.	£75+VAT	£90
Electrical Installation Condition Report. Reeds Rains to appoint a NICEIC qualified engineer to conduct a basic safety and condition report of the electrical supply.	£150+VAT	£xx
Quarterly Submission of Non-Resident Landlords to HMRC	£25+VAT quarterly	£30 quarterly
Contractor Commission. Reeds Rains reserves the right to make a commission charge to any contractor instructed by us on behalf of the landlord up to 14.4% (12%+VAT) of the net cost of the work. This is invoiced directly to the contractor.	10%+VAT	12%
Dispute fee. Post checkout if any proposed deductions of the security deposit are disputed by the tenant, this fee covers the dispute compiling the relevant documents to support the landlord's position.	£100+VAT	£120
Court Attendance. In the unfortunate event where Reeds Rains might need to represent you in court – for example if a tenant requires eviction – these fees apply. Expenses include travel, accommodation and parking if applicable.	£100+VAT	£120
EPC. To instruct a Domestic Energy Assessor to provide an Energy Performance Certificate.	£79.17+VAT	£95
Rent Review Fee. We shall review the rent and where this results in a rent increase, the rent review fee applies.	£25+VAT	£30
Smoke/Carbon Monoxide Alarms. To arrange for an engineer to attend the property to check any smoke/carbon monoxide alarms present and/or to install any missing smoke/carbon monoxide alarms. The fee includes the installation of one smoke alarm or of one carbon monoxide alarm. The installation of any additional alarms that may be required are charged at £25+VAT (£30).	£60+VAT	£72
Water Bacteria Testing. Reeds Rains to arrange for a specialist to carry out a Water Bacteria Test at the property (not mandatory).	£100+VAT	£120
PAT Test. Reeds Rains to appoint an NICEIC qualified engineer to carry out PAT testing on up to 10 appliances. A charge of £3+VAT (£3.60) will apply to each additional appliance thereafter.	£75+VAT	£90
CHANGE OF SHARER Where there is a change of a sharer within the Property and we assist with the administration relating to the change of sharer	£100+VAT	£120

Client Money Protection is provided by Propertymark. The redress scheme for Reeds Rains is The Property Ombudsman Scheme

reedsrains.co.uk

The Reeds Rains branch at 12/14 Lord Street, Wrexham, Clwyd, LL11 1LG (Tel: 01978 368000) is operated by Silas Rains as a sole trader, and is independently owned and operated by Silas Rains under a licence from Reeds Rains Limited. VAT Reg No: 779 573 952.



We are members of The Property Ombudsman (TPO). There to protect your interests and we abide by the TPO code of conduct.



Landlord Fees

From October 2022



Reeds Rains

· Since 1868 ·

Tenant Find

Set up Fee depending on monthly rent

Rent per calendar month	£400	£500	£600	£700	£800	£900	£1000 -15000
Set up fee	£400+VAT	£400+VAT	£400+VAT	£500+VAT	£600+VAT	£600+VAT	£750+VAT
Set up fee incl VAT	£480	£480	£480	£600	£720	£720	£900

The **Set Up Fee** includes agreeing the market rent and finding a tenant in accordance with the landlord's guidelines. This involves advertising the property with enhanced online marketing and professional photography package, erecting a board in accordance with the Town and Country Planning Act 1990 and then carrying out accompanied viewings as appropriate. It includes negotiation of the terms of, vetting the tenants for suitability for and preparing the required paperwork for the Tenancy. The fee covers advising all utility providers of any tenancy changes. It also includes providing notification of non-resident tax status and making an HMRC deduction as well as providing the tenant with an NRL8 (if applicable.) Reeds Rains collects and remits the first month's rent received, deducting commission and other works, and supplies a statement. This will include the cost of Tenant Referencing the applicant(s). The check will include credit status, previous employer, current or past landlord, and taking into account any other information to help assess the affordability criteria of the applicant(s). Depending on the outcome of the referencing, an applicant(s) earnings or overall financial position may require a Guarantor. The cost of referencing a Guarantor is included in the fee. Should there be a specific situation whereby you have consented to a permitted occupier, appropriate documentation to reflect this is included within this fee We shall carry out Right to Rent checks on the applicant(s) and any other adult occupier of the property at the commencement of the

	FEE	TOTAL inc VAT
Gas Safety Inspection	£75+VAT	£90
Electrical Installation Condition Report	£150+VAT	£180
Inventory Fee	See separate sheet for varying costs.	
Security Deposit registration fee	£50+VAT	£60
Renewal Fee	£50+VAT	£60
Annual deposit renewal fee	£50+VAT	£60
Check out fee	No charge	
Rent review fee	£25+VAT	£30
EPC	£79.17+VAT	£95
Quarterly Submission of non-resident landlords to HMRC	£25+VAT quarterly	£30 quarterly
Smoke/Carbon Monoxide Alarms. To arrange for an engineer to attend the property to check any smoke/carbon monoxide alarms present and/or to install any missing smoke/carbon monoxide alarms. The fee includes the installation of one smoke alarm or of one carbon monoxide alarm. The installation of any additional alarms that may be required are charged at £25+VAT (£30).	£60+VAT	£72
Water Bacteria Testing	£100+VAT	£120
PAT Test. Reeds Rains to appoint an NICEIC qualified engineer to carry out PAT testing on up to 10 appliances. A charge of £3+VAT (£3.60) will apply to each additional appliance thereafter.	£75+VAT	£90
Court Attendance	£100+VAT inc expenses	£120 inc expenses
Dispute Fee	£100+VAT	£120
Change of Sharer	£100+VAT	£120

Client Money Protection is provided by Propertymark. The redress scheme for Reeds Rains is The Property Ombudsman Scheme

reedsrains.co.uk

The Reeds Rains branch at 12/14 Lord Street, Wrexham, Clwyd, LL11 1LG (Tel: 01978 368000) is operated by Silas Rains as a sole trader, and is independently owned and operated by Silas Rains under a licence from Reeds Rains Limited. VAT Reg No: 779 573 952.



We are members of The Property Ombudsman (TPO). There to protect your interests and we abide by the TPO code of conduct.



Landlord Fees

From October 2022



Reeds Rains

• Since 1868 •

Inventory Fees

INVENTORY SCALE	FEE	TOTAL inc VAT
Unfurnished	£100+VAT	£120
Part furnished	£125+VAT	£150
Fully furnished	£150+VAT	£180

Client Money Protection is provided by Propertymark. The redress scheme for Reeds Rains is The Property Ombudsman Scheme

reedsrains.co.uk

The Reeds Rains branch at 12/14 Lord Street, Wrexham, Clwyd, LL11 1LG (Tel: 01978 368000) is operated by Silas Rains as a sole trader, and is independently owned and operated by Silas Rains under a licence from Reeds Rains Limited. VAT Reg No: 779 573 952.



We are members of The Property Ombudsman (TPO). There to protect your interests and we abide by the TPO code of conduct.

