

LANDLORD FEES

LET ONLY SERVICE for SELF-MANAGING LANDLORDS: The DIY LANDLORD

FEES: 100% of the First Month's Rent (includes VAT) .
Subject to a minimum fee £650 (plus Vat) £720 (including VAT).

With 170 laws and 400 regulations, the DIY Service Package is designed for Landlords who manage lettings as their primary business activity and possess the necessary expertise, experience to adhere to all relevant regulations.

In Wales under the Housing (Wales) Act 2014 Landlords who **Do Not** appoint an Agent, are deemed by default as carrying out Property Management Activities and must be Licensed by Rent Smart Wales. Additional Licenses may also be required for Houses of Multiple Occupation and Selective Licensing

If you carry out Property Management Work "in the course of a business" (usually meaning receiving a wage, dividend, or primary source of income) you must belong to a Property Redress Scheme.

You will have a separate Bank Account for Business Related Expenses and Income.

You will be registered with the ICO (Information Commissioners Office) under the Data Protection Act 1998 and if you offer any services to other Landlords, you will be registered for AML (Anti Money Laundering).

FULLY MANAGED: THE ESSENTIALS SERVICE

The Essentials Service: Full Letting and Property Management handling every aspect of managing the Landlords, Contract Holders | Tenants journey through the Rental Process. Offering an essential option for Landlords whether they have one property or a hundred plus!

FEES: Setup fee 60% plus VAT (72% incl. VAT) Minimum £650 plus VAT (£720 incl. VAT).

Insured Deposit Registration Fee £120 (plus VAT) £144 (including VAT).

Deposit Release Administration Fee £65 (plus VAT) £78 (including VAT).

Inventory from £150 (plus VAT) £180 (including VAT).

Standard Service: 12% (plus VAT) 14.4% (inc. VAT) of Rental monies due.*

Inspection Charges: £65 (plus VAT) £78 (inc. VAT).

Additional Charges could be applicable should work be undertaken on behalf of the Landlord due to Deposit Scheme Adjudicator, or by order of a Court.

FULLY MANAGED: THE ESSENTIALS PLUS SERVICE

FEES: Setup fee 60% plus VAT (72% incl. VAT) Minimum £650 plus VAT (£720 incl. VAT).

Insured Deposit Registration Fee Included.

Deposit Release Administration Fee Included.

Inventory from £150 (plus VAT) £180 (including VAT) .

Plus Service: 13% (plus VAT) 15.6% (inc. VAT) of Rental monies due.*

Inspection Charges £65 (plus VAT) £78 (inc. VAT).

Additional Charges could be applicable should work be undertaken on behalf of the Landlord due to Deposit Scheme Adjudicator, or by order of a Court.

FULLY MANGED VIP SERVICE: THE PLATINUM SIGNATURE SERVICE

Recommend for Landlords who do not reside in the UK, HMO Landlords and Compliance Service Landlords

FEES: Setup fee 60% plus VAT (72% incl. VAT) Minimum £650 plus VAT (£720 incl. VAT)

Insured Deposit Registration Fee Included.

Deposit Release Administration Fee Included.

Inventory from £150 (plus VAT) £180 (including VAT).

Platinum Signature Service: 15% (plus VAT) 18% (inc. VAT) of Rental monies due.*

Inspection Charges £65 (plus VAT) £78 (inc. VAT).

Additional Charges could be applicable should work be undertaken on behalf of the Landlord due to Deposit Scheme Adjudicator, or by order of a Court.

RENT PROTECTION & LEGAL EXPENSES Services Available:

Award Winning Rent Protection Guarantee and Legal Insurance for as little as £1.60 as day.

ADDITIONAL CONSIDERATIONS

Hourly Charge £65 (plus VAT) £78 (inc. VAT) charged for additional requests for services that are not included in our managed service.

Property Energy Performance Certificates EPC and Floorplan: £108 (plus VAT) £135 (inc. VAT).

Landlords Gas Safety Certificate: approximately £80 (plus VAT) £96 (inc. VAT).

Legionella Risk Assessment: approximately £80 (plus VAT) £96 (inc. VAT).

Domestic Electrical Check EICR: approximately £140 (plus VAT) £168 (inc. VAT).

Obtaining utility pre-payment keys or cards or clearing previous debts: £65 (plus VAT) £78 (inc. VAT) plus the Debit Cleared.

Court Attendance: £150 (plus VAT) £180 (inc. VAT) per hour.

Empty property visit (as instructed by Landlord): £65 (plus VAT) £78 (inc. VAT).

Charge to process deposit claim through Deposit Ombudsman: £250 (plus VAT) £300 (inc. VAT).

Change of ownership administration: £65 (plus VAT) £78 (inc. VAT).

Administration charge to close full management and forward necessary paperwork to landlord: £150 (plus VAT) £180 (inc. VAT).

Purchase of a Property by a Contract Holder | Tenant: 1.5% (plus VAT) 1.8% (inc. VAT) on the Agreed Purchase Price.

The logo for Adre Properties is centered on a light purple rectangular background. The word "adre" is written in a large, bold, lowercase sans-serif font. Below it, the word "PROPERTIES" is written in a smaller, all-caps, spaced-out sans-serif font.

adre
PROPERTIES