

Wilkinson Estates Fee Listing

Landlord Charges

	<u>Fee/Rate</u>	<u>Total inc VAT</u>	
Let Only (first year of tenancy)	9%	10.8%	
Let Only (2nd & 3rd year of tenancy)	6%	7.2%	
Rent Collection	11%	13.2%	per month
Full Management	14%	16.8%	per month
Tenancy Set-up	£ 95.00	£ 114.00	per tenancy
Deposit Registration	£ 40.00	£ 48.00	per registration
Tenancy Extension	£ 50.00	£ 60.00	per extension/renewal
Tenancy extension (post renewal fee period)	£ 150.00	£ 180.00	per extension/renewal
Hourly rate for additional works	£ 50.00	£ 60.00	(with prior agreement)
Fee added to contractors bills	ZERO	ZERO	

When we arrange works on a landlords behalf, we do not add any commissions/fees to contractors invoices.

Commission rates negotiable according to property/circumstances. Please enquire.

Tenant Charges

	<u>Fee</u>	<u>Total inc VAT</u>	
Holding Deposit (DEDUCTED FROM MOVE-IN BALANCE)	£ 300.00	£ 300.00	
Tenancy Set-up	£ 95.00	£ 114.00	
Reference fee	£ 50.00	£ 60.00	
Amendments to tenancy	£ 50.00	£ 60.00	
Tenancy Extension	£ 50.00	£ 60.00	
Breaches to tenancy	£ 20.00	£ 24.00	per event
Inventory Check-out (charged at cost)	<i>Dependent on property size, please enquire</i>		
Arrangement fee for post-tenancy tenant works	£ 50.00	£ 60.00	(plus £30 per contractor we arrange on your behalf)

Our tenant charges are the lowest we know of any local agent.

Definitions

Let Only Service	Full marketing and letting services as defined in T&C's. Charged 6-monthly
Rent Collection	As above, plus rent collection each month.
Full Management	As above, plus management of the property during the term, arranging contractors, periodic visits, check-out procedure etc (commissions for above services based on percentage of rent)
Holding Deposit	Also known as 'Reservation Charge', this is to secure a property and is deducted from the final move-in balance. Non returnable should a tenant withdraw or fail references.
Reference fee	For referencing via an independent, professional reference agency, per person (including guarantor)
Tenancy set-up	Agreeing terms, drawing up tenancy agreements, pre-tenancy arrangements. Total (£228) shared between Landlord/Tenant.
Amendments to tenancy	Our standard tenancy agreement is used for all tenancies. For variations requested by the tenant and agreed by the landlord. Minor variations agreed will be charged at a lower rate or without charge at all.
Tenancy Extension	For negotiation and documentation required for a written extension to the tenancy. Total (£120) shared between Landlord/Tenant.
Breaches to tenancy	Charge made if we have to address tenancy breaches (such as non/late payment of rent).
Deposit Registration	Registration of tenant's deposit to comply with legislation.
Arrangement fee for post-tenancy tenant works	Should the property be left requiring works for which the tenant is responsible, we will charge to arrange remedial works.