

# O’Riordan Bond Landlord Fees

## **FULLY MANAGED SERVICE:**

**SET UP FEE:** 50% of the first months’ rent + VAT (60% inclusive of VAT), subject to a minimum fee of £400 + VAT (£480 inclusive of VAT)

**MONTHLY FEES:** 12% + VAT (14.4% inclusive of VAT) of monthly rental achieved

### Service includes

- *Agree the market rent and find a tenant in accordance with the landlord’s guidelines*
- *Provide guidance on compliance with statutory provisions and letting consents*
- *Market the property and advertise on relevant portals*
- *Qualify prospective tenants - taking up full references*
- *Accompanied viewings*
- *Preparation of the tenancy agreement*
- *Collect and remit the monthly rent received*
- *Collect and registered the Deposit with a Government authorised scheme*
- *Pursue non-payment of rent and provide advice on rent arrears actions*
- *Advise all relevant utility providers of changes at the beginning of a new tenancy*
- *Undertake periodic inspections*
- *Arrange routine repairs and instruct approved contractors*
- *Arrange Annual Gas Safety Certificate*
- *Make any HMRC deduction and provide tenancy with NRL (if relevant)*
- *Submission of non-resident landlords receipts to HMRC*
- *Checkout and Deposit Disputes*

Renewal Fee – £180 inclusive of VAT

Section 13- £120 inclusive of VAT

Deposit registrations fee for My Deposits- £60 inclusive of VAT

Additional property visits – £48 inclusive of VAT

Gas Safety Certificate – £102 inclusive of VAT

Energy Performance Certificate – £120 inclusive of VAT

Electrical Installation Condition Report £210 inclusive of VAT

Rent Protection Insurance £425

Court Attendance- £72 inclusive of VAT per hour (min 3hr charge)

## **LET ONLY SERVICE:**

**SET UP FEE:** 75% of the first months' rent + VAT (90% inclusive of VAT), subject to a minimum charge of £650 + VAT (£780 inclusive of VAT)

*Service includes:*

- *Preparation of initial tenancy agreement*
- *Collect and remit initial months' rent received*
- *Collect and remit security deposit received*

## **Inventory Fee**

1 bedroom – £144 inclusive of VAT

2 bedroom – £168 inclusive of VAT

3 bedroom – £216 inclusive of VAT

4 bedroom – £288 inclusive of VAT

**Serving a Section 48** £60.00 inclusive of VAT

**Withdrawal fee** 50% of the first months' rent +VAT (60% inc. VAT)

**Let Only Contract Renewal** £360 inclusive of VAT

*If the agreement is terminated by the landlord after a tenant application has been submitted but before the tenancy has started*

## **RENT COLLECTION SERVICE:**

**This service is under the same terms as our Let Only service but includes monthly rent collection, processing and arrears chasing**

**SET UP FEE:** 75% of the first months' rent + VAT (90% inclusive of VAT), subject to a minimum charge of £650 + VAT (£780.00 inclusive of VAT)

**RENT COLLECTION MANAGEMENT FEES:** 8% + VAT (9.6% inclusive of VAT) of monthly rental achieved

For any queries with regard to the services O'Riordan Bond then please email [marketing@oriordanbond.co.uk](mailto:marketing@oriordanbond.co.uk)