

Landlord Fee's

Services Offered:

Let Only:

7% of First Annual Rent.

If the tenancy is **12 months** and the rent is **£1,000** per month, the fee calculated shall be **7%** of the annual rent, so the fee will be **£840**.

Includes:

Finding a tenant.
Carrying out accompanied viewings.
Marketing the property and advertise on the relevant portals.
Providing tenant with method of payment.
Deduct any pre-tenancy invoices.
Making any HMRC deductions and providing tenant with the NRL8 (if relevant).
Pursuing non-payment of rent.

Fully Managed:

9% of Annual Rent.

If the tenancy is **12 months** and the rent is **£1,000** per month, the fee calculated shall be **9%** of the annual rent, so the fee will be **£1,080**.

Includes:

Finding a tenant.
Carrying out accompanied viewings.
Marketing the property and advertise on relevant portals.
Ensuring the landlord complies with their statutory obligations.
Collecting and remit the rent received.
Pursuing non-payment of rent and provide advice on rent arrears actions.
Deducting commission and other works.
Advising all relevant utility providers of changes.
Undertaking four property visits per annum and notify landlord of the outcome.
Arranging routine repairs and instruct approved contractors.
Holding keys throughout the tenancy term.
Deposit dilapidation negotiations.

Short Term Let:

12% of Annual Rent.

If the tenancy is **12 months** and the rent is **£1,000** per month, the fee calculated shall be **12%** of the annual rent, so the fee will be **£1,440**.

Includes:

Finding a tenant.
Carrying out accompanied viewings.
Marketing the property and advertise on relevant portals.
Ensuring the landlord complies with their statutory obligations.
Collecting and remit the rent received.
Pursuing non-payment of rent and provide advice on rent arrears actions.
Deducting commission and other works.
Advising all relevant utility providers of changes.
Arranging routine repairs and instruct approved contractors.
Holding keys throughout the tenancy term.
Deposit dilapidation negotiations.

KIVO Property Limited are members of the Property Redress Scheme (Consumer Redress scheme) and have Client Money Protection with RICS Client Money Protection Scheme.

KIVO.

kivoproperty.co.uk

Additional Landlord Fee's

Non-optional fees and charges (irrespective of level of service):

Tenancy Agreement Fee	£240	Drawing up the tenancy agreement and issuing the relevant paperwork.
Reference Fee	£25	We must check every occupant over 18 has the legal right to rent in the UK (ASTs only).
Guarantor Fee	£50	Processing the application and referencing (ASTs only).
Deposit Registration Fee	£40	Registering landlord and tenant details and protecting the deposit with the Tenancy Deposit Scheme. (ASTs only).
Checkin Inventory Fee	£POA	Cost of the inventory and check in will be passed directly to the landlord from the inventory company used.
Checkout Inventory Fee	£POA	Cost of the inventory and check out will be passed directly to the landlord from the inventory company used.
Sale of Property to tenant	2% of sale price	
Lettings Renewal Fee	6%	Review rent in accordance with the market and advise the landlord, negotiate and agree the renewal and ongoing rent collection.
Fully Managed Renewal Fee	8%	Review rent in accordance with the market and advise the landlord, negotiate and agree the renewal and ongoing rent collection.
Deposit Transfer	£100	For the transfer of a deposit to another party during the tenancy
Contractor Accompanied Visits	£100 Per Visit	Arranging access and assessing costs with contractor, ensuring work has been carried out in accordance with the specification of works, retaining any warranty or guarantee as a result of any works. <i>(Landlord Contractors Only)</i>
Vacant Property Service	£100 Per Visit	Review rent in accordance with the market and advise the landlord, negotiate and agree the renewal and ongoing rent collection.
Court Attendance	£250 Per Attendance	For the transfer of a deposit to another party during the tenancy
EPC Reports	£99	10 year EPC report.
Gas Certificates	POA	Cost of the gas certificate will be passed directly to the landlord from the company used.
Electrical Inspection Report	POA	Cost of the electrical inspection report will be passed directly to the landlord from the company used.

For a full list of fees please refer to our Terms and Conditions. If you have any questions, please ask a member of our lettings team.

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