NICHOLLS TYREMAN

# Landlord Fee Schedule

Services offered · Terms & conditions apply

## What's included

Choose the level of service that suits you and your property. All fees shown include VAT.

| | Let Only | Rent Collection | FULL SERVICE Fully Managed |
|---|---|---|---|
| | 80% of first month's rent · inc. VAT (one-off fee) | 9.6% of monthly rent · inc. VAT (8% + VAT) | 12% of monthly rent · inc. VAT (10% + VAT) |
| **INCLUDED IN EVERY SERVICE** | | | |
| Agree the rental value | ✓ | ✓ | ✓ |
| Provide guidance on compliance and rental regulations | ✓ | ✓ | ✓ |
| Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible) | ✓ | ✓ | ✓ |
| Market the property and advertise on relevant portals including Rightmove | ✓ | ✓ | ✓ |
| Carry out accompanied viewings (as appropriate) | ✓ | ✓ | ✓ |
| Find suitable tenants and process applications | ✓ | ✓ | ✓ |
| Complete financial referencing | ✓ | ✓ | ✓ |
| Advise on non-resident tax status and HMRC (if relevant) | ✓ | ✓ | ✓ |
| Collect and remit initial month's rent | ✓ | ✓ | ✓ |
| Provide tenants with method of payment | ✓ | ✓ | ✓ |
| Deduct any pre-tenancy invoices | ✓ | ✓ | ✓ |
| Make any HMRC deduction and provide tenant with the NRL8 (if relevant) | ✓ | ✓ | ✓ |
| Contract negotiation and arranging the signing of the APT and all relevant statutory paperwork in accordance with legislation | ✓ | ✓ | ✓ |
| **RENT COLLECTION AND FULLY MANAGED** | | | |
| Request, collect and remit the monthly rent | — | ✓ | ✓ |
| Arrange payments for statutory requirements | — | ✓ | ✓ |
| Pursue non-payment of rent and provide advice on rent arrears actions | — | ✓ | ✓ |
| Advise all relevant utility providers of any changes | — | ✓ | ✓ |
| **FULLY MANAGED ONLY** | | | |
| Carry out routine inspections and notify the outcome to the landlord | — | — | ✓ |
| Arrange routine repairs and instruct approved works | — | — | ✓ |
| Deposit dispute service | — | — | ✓ |

## Start of tenancy

**ADDITIONAL SERVICES**

| | |
|---|---|
| Letting charge, per letting (Fully Managed & Rent Collection) | **£360.00** |
| Digital check-in inventory (1–2 beds) | **£150.00** |
| Digital check-in inventory (3–4 beds) | **£175.00** |
| Digital check-in inventory (5+ beds) | **£200.00** |
| Tenancy Deposit Scheme protection (monthly) | **£3.50** |

## Mid / end of tenancy

**ADDITIONAL SERVICES**

| | |
|---|---|
| Digital check-out report at move-out | **As check-in** |
| Rent review and serving of legal information | **£175.00** |
| Tenancy Deposit Scheme dispute response | **£150.00** |
| Additional property inspection (Rent Collection & Let Only) | **£40.00** |
| Legal notice served by landlord | **£200.00** |
| Court charges, per hour | **£250.00** |

*All charges quoted are inclusive of VAT at the prevailing rate and will be deducted from the rents collected (unless otherwise invoiced).*

## Questions about our services? Contact us today


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