

LANDLORD FEES SCHEDULE

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

SELF-MANAGEMENT OPTION	
Tenant Find	50% of rent due
Tenancy Set-up fee	£260.00
Deposit management (optional)	£120.00
Issuing of notices (e.g. Section 8, 21)	£50.00 per notice
Additional property visit report	£55.00
ESSENTIAL MANAGEMENT OPTION	
Tenant Find	50% of rent due
Tenancy Set-up fee	£260.00
Essential Management monthly fee	10% of rent due
Property visit report	£55.00 (Additional Visit)
Transfer of property to new landlord fee	£75.00
Tenant Reference Check	£15.00 per tenant
Administration of any claims	£150.00
Hourly rate	£75.00 per hour, minimum fee £75.00 - see point 5.5
Application Fee's (e.g. HMO, Selective Licence)	£125.00
Issuing of notices (e.g. Section 8, 13, 21)	£50.00
Attendance at court/tribunal	£225.00
Renewal of contract	£85.00
AVOIDABLE COSTS	
Obtaining proof of ownership	£10.00
Re-issuing or amending contracts	£35.00
Termination fee	One Month's Full Rent
Duplication & testing of extra keys	£10.00 plus the cost of key-cutting
Annual Summary Statement	£45.00 per year
Administration of NRL tax returns	£100.00 per year
CONTRACTOR COSTS	
Energy Performance Certificate	£75.00 (Valid for 10 years)
Gas Safety Certificate	£45.00 (Valid for 1 year)
Gas Safety Certificate + Service	£85.00 (Mandatory with all back boilers)
Electrical Condition Report (EICR)	£125.00 (Valid for 5 years)
Legionella Risk Assessment	£125.00 (Valid for 2 years) £75.00 thereafter
Portable Appliance Test	£75.00
Independent Inventories	£85.00 (Subject to property size and furnishings)
Property Uplifts	10% of works carried out (This may vary)

PLEASE GET IN TOUCH TO DISCUSS OUR FEES AS THEY MAY VARY

DEPENDING ON THE PROPERTY

Landlord Referrals

Stones Properties earns supplementary income from various sources relating to the arrangement, referral and introduction of services and products to our clients and consumers. This may be in the form of a fee or a percentage of a premium, fee or invoice. This is not done in all cases, and the use of these providers/contractors is not mandatory. Clients are solely free to choose their own products, services and providers. This is declared within our Terms of Business and applications, and by signing these documents, our clients and consumers confirm their agreement to us doing so.

Examples are:

- Small one-off commissions (typically between £10 and £20) for introducing customers to utility suppliers
- Between 10% and 15% commission on landlord and tenant insurance "premiums" / warranties. A typical average per policy would be £20 per annum for tenants and £20 per annum for landlords
- Up to £20 - £40 commission from providers of Energy Performance Certificates, Gas Safety Checks and EICRs.
- Between 5% and 10% commission may be charged to some contractors in return for being on our panel of preferred contractors. This is not shared with our clients within the invoice; it is a profit-share arrangement with the contractor directly and is regulated via a Service Level Agreement