

Fees to: Landlords

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Letting, Renewal & Rent Receipt: 10.% + VAT (12% inc VAT)* of rent for the term including any renewal

- Find a tenant in line with the landlord guidelines
- Discuss local market conditions
- Advise on preparation of the property for letting
- Provide guidance on compliance and health & safety
- Erect board outside property
- Market the property and advertise on relevant portals
- Carry out accompanied viewings
- Collect & hold the deposit as stakeholder
- Provide tenant with method of payment, remit rent as received
- Deduct commission and any pre-tenancy invoices
- Make any necessary HMRC deduction
- Operate rent arrears process should rent not be received
- Prior to the end of tenancy, discuss renewal or termination

* Minimum Fee £1200 + VAT (£1440 inc VAT)

Letting, Renewal & Management: 16% + VAT (19.2% inc VAT)* of rent for the term including any renewal

- In addition to the Letting, Renewal & Rent Receipt service;
- Arrange routine repairs and instruct approved contractors
- Liaise with utility suppliers
- Hold keys throughout the tenancy
- Retain a working fund and deal with day to day management
- Approve supplier invoices
- Arrange Gas Safety Record, Electrical Reports, Portable Appliance Testing, Smoke & Carbon Monoxide Alarms
- Carry out a property visit at least once per year
- Provide an emergency out of hours service
- Deposit negotiations

* Minimum Fee £2,500 + VAT (£3,000 inc VAT)

Short Lets (three months or less)

Letting, Renewal & Rent Receipt: 20% + VAT (24% inc VAT) of rent
Letting, Renewal, Rent Receipt & Management: 25% + VAT (30% inc VAT) of rent

Management Only Service

Handover £500 + VAT (£600 inc VAT)
Fees for the term including renewal 6% + VAT (7.2% inc VAT)**

** Minimum Fee £1200 + VAT (£1440 inc VAT)

Vacant Management

Dependent upon landlord requirements:
Minimum monthly fee £100 + VAT (£120 inc VAT)
Vacant Management Works Fee: 10% + VAT (12% inc VAT)

Post Purchase Pre Let

£500 + VAT (£600 inc VAT)
Visual check and if new build liaise with surveyor re snagging

Sale of Property Fee (including sales progression):
2% + VAT (2.4% inc VAT) of the agreed sale price

Additional optional and non optional fees & charges

Tenancy Fee (landlord's share) £205 + VAT (£246 inc VAT)
Preparing the contract and negotiation (amending and agreeing terms) and arranging the tenancy.

Land Registry Fee £4 + VAT (£4.80 inc VAT)

Deposit Registration Fee £50 + VAT (£60 inc VAT) PA

Inventory 'Make' & Check In Fee
Inventory company charges paid by the Landlord is based on a sliding scale dependent upon the size and content of the property and outbuildings.

Inventory Arrangement Fee
This service is included for our managed clients
£50 + VAT (£60 inc VAT)

Additional property visits £83.33 + VAT (£100 inc VAT)

Arrangement Fee for works or refurbishment over £500
Fee based on net cost 10% + VAT (12.0% inc VAT)

- Arrange access and obtain estimates or quotes for approval
- Check work has been completed to job specification
- Retain any warranty or guarantee relating to the works

Quarterly return to HMRC: £100 + VAT (£120 inc VAT) per landlord

Copy Statements (per copy) £25 + VAT (£30 inc VAT)

Tenancy Renewal Paperwork Fee (landlord's share)
Contract negotiation and arranging necessary documentation
£100 + VAT (£120 inc VAT)

Abortive Tenancy Fee
Should you not wish to proceed with a tenancy following acceptance of an offer £291.67 + VAT (£350 inc VAT) + out of pocket costs

Preparation and Service of Notices

- Section 8 Notice: £41.67 + VAT (£50 inc VAT)
- Section 13 Notice: £41.67 + VAT (£50 inc VAT)
- Section 21 Notice: £41.67 + VAT (£50 inc VAT)

The service of S21 notice is included for our managed clients

Insurance Claims £100 + VAT (£120 inc VAT) per hour; or £200 + VAT (£240 inc VAT) per hour for a Director

Court Attendance fees £100 + VAT (£120 inc VAT) per hour; or £200 + VAT (£240 inc VAT) per hour for a Director

Interest on unpaid commission or other monies due at 4% above Barclays Bank base rate

If you have any questions about our fees, please ask a member of staff

Saks London is a member of the following bodies

Client money protection (CMP) provided by NALS
Independent redress provided by The Property Redress Scheme (TPRS) Tenancy Deposit Protection Scheme: TDS

PRS Property Redress Scheme

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