

Information for Landlords: Fees

All fees are inclusive of VAT charged at the prevailing of 20% but are subject to change should the VAT rate increase. We reserve the right to amend our fees if we give you reasonable prior notice.

David Andrew Estates shall keep accurate records of rent receipts and expenditure and promptly account to the Client for monies due to him/her.

Landlord Fees

Our fees will be taken monthly or 6 monthly if managed. If the property is not managed, fees are taken in advance.

Management Service	16.8% (14% + VAT)
Rent Collection Service	14.4% (12% + VAT)
Let Only Service	12% (10% + VAT)

David Andrew Estates will refund any commission on a *pro rata* basis in the event of our tenants moving out of the property before the end of the charged period. Subject to receiving two months' notice in writing from the Landlord that the property is becoming available, and David Andrew are given first refusal to re-let the property.

We collect a deposit equivalent to five weeks' rent. If the property is managed by **David Andrew Estates**, we will register the deposit in the government tenancy deposit scheme for the duration the tenant remains or is entitled to occupy the property. If the property is not managed the landlord is responsible for registering the deposit.

Additional costs relating to Tenancy Inception Renewal and Variation

Tenancy Set up Fee and Referencing	£240 <i>Applicable at the start of each tenancy</i>
Deposit Registration Fee	£72 <i>Applicable at the start of each tenancy and renewal</i>
Tenancy Renewal Fee	£90
Variation to tenancy Admin Fee	£150 <i>Applicable any time a change is made to the tenancy after it is signed. ie. Changes to the terms or changes to tenants including new referencing.</i>
HMO license Application Fee	£360 <i>This service is only available to Fully Managed Clients and excludes the cost of the License itself.</i>
Abortive Transaction	£250 <i>applicable in the event of a Landlord not proceeding with letting after satisfactory referencing.</i>
Follow up Right to Rent Checks	£15
Key Cutting Admin Fee	£15
Third Party AML Checks	£50 <i>per person or entity</i>

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk

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Additional costs relating to Property Management

Gas Safety Certificate	£102
Boiler Service	£66 <i>When combined with the Annual Gas Safety Check above</i>
Energy Performance Certificate	£102
Electrical Condition Report	£180 <i>Subject to Variation dependent on size of the premises.</i>
PAT Test	£80 <i>Subject to Variation dependent on size of the premises.</i>
Smoke, CO2 Alarm & Fire Blanket Installation	£60 <i>Per Visit + Cost of appliances</i>
Legionnaires assessment	£102
Vacant Property Visits & Accompanied visits for third parties	£25 <i>Per Visit</i>
Major Works project management	10% <i>of the total works value applicable for refurbishment works over the value of £1500</i>

Inventory and Checkout

Costs are dependent on type of tenancy and size of property.

	Check in	Checkout
Studio	£162	£144
1 Bed	£162	£144
2 Bed	£180	£162
3 Bed	£204	£186
4 Bed	£240	£210
5 Bed	£264	£240

Extra Rooms will be charged at £18 per room, ie. Ensuite Bathrooms, Second Living Rooms etc..

Serving Section 21 Notice	£90
Court Attendance	£250 <i>per day</i>
Statutory Declaration submission for Deposit Dispute	£50 <i>to obtain Solicitor Witness</i>

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Additional costs relating to Accounting

International & Same day Bank Transfer	£7.50
Duplicate Statements	£5
Annual Income and Expenditure reporting	£50 pa
NRL reporting to HMRC	£60 pa

David Andrew Estates are members of The Property Ombudsman and abide by The Property Ombudsman Code of Practice.

David Andrew Estates are members of the SafeAgent Client Money Protection Scheme.

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