

## **Fees and Charges**

Below are detailed the fees and charges for the various services provided by Dominic London. As indicated, all these amounts are **exclusive** of VAT.

<b>Letting Service - Long Lets</b> – For introducing a tenant who enters into an agreement to rent the property for a period of six or more months. This will be deducted on a monthly basis – a <b>Long Term let</b>	<b>10% (excluding VAT) of the total rental amount</b>
<b>Letting Service - Short Lets</b> - For introducing a tenant who enters into an agreement to rent the property for a period of up to six months (this fee includes property management). This fee will be deducted in full at the commencement of the Tenancy and from any subsequent rental payments if there are insufficient funds from the first payment. – a <b>Short Term let</b>	<b>20% (excluding VAT) of the total rental amount</b>
<b>Renewal Commission Fee</b> – If a tenant renews or extends a tenancy, or otherwise remains in occupation after the expiration of the initial tenancy agreement a further fee is payable to Dominic London. This fee remains payable, even if Dominic London do not deal with the renewal or extension process	<b>10% (excluding VAT) of the total rental amount</b>
<b>Management Service Fee</b> – For managing a property. This fee is in addition to the Lettings Service for Long Lets (Short Lets have management included)	<b>5% (excluding VAT) of the total rental amount</b>
<b>Landlord receiving rent directly</b> – If Dominic London is not the rent receiving agent, this fee must be paid in full in advance at the commencement of tenancy and for any extensions thereafter. This also relates to any future new tenancies or formal/informal agreements made directly with the Landlord and any relative, associate or corporate body with whom the tenant is connected. The same terms will also apply should an applicant that we have introduced takes a new tenancy at a different property belonging to our client / the Landlord.	<b>10% (excluding VAT) of the total rental amount</b>
<b>Preparation of the Tenancy Agreement</b>	<b>£350.00 (excluding VAT)</b>
<b>Preparation of Extension Tenancy Agreement</b>	<b>£180.00 (excluding VAT)</b>
<b>Management of Vacant Property</b>	<b>£150.00 (excluding VAT) per month</b>
<b>Cancelling a let before a Tenant moves in</b>	<b>£350 + Costs (excluding VAT)</b>
<b>Interest on unpaid fees or other money</b>	<b>3% above Bank of England base rate per annum, calculated daily</b>

<b>Arrangement fee for a Gas Safety Check</b> – excluding the engineer’s invoice	<b>£75.00 (excluding VAT)</b>
<b>Annual Property Inspection</b>	<b>£50.00 (excluding VAT)</b>
<b>Tenant Referencing Fees</b>	<b>£100.00 (excluding VAT)</b>
<b>Arrangement fee for an EICR (Electrical Indication Condition Report)</b> – excluding engineer’s invoice and any works that may be required	<b>£75.00 (excluding VAT)</b>
<b>Arrangement fee for installation of smoke alarms and CO2 alarms</b> – excluding engineers invoice	<b>£50.00 (excluding VAT)</b>
<b>Permitted occupant check fee (AST’s only)</b> - We must check every occupant over 18 has the right to rent in the UK	<b>£20 (excluding VAT)</b>
<b>Check out arrangement fee (AST’s only)</b> - Covering Dominic London’s role in organising the check our and, where applicable, preparing the schedule of dilapidations, liaising between you and your tenant and making recommendations	<b>£50 (excluding VAT)</b>
<b>Check out cost (AST’s only)</b> – The cost of the check out will be passed directly to the landlord from the inventory company used and is dependant on the size and content of the property	
<b>Obtaining consents</b> – per document	<b>£70 (excluding VAT)</b>
<b>Arranging and obtaining the EPC</b> – includes the cost of the EPC	<b>£125 (excluding VAT)</b>
<b>Making a payment outside of the UK</b>	<b>£20 (excluding VAT)</b>
<b>Preparing considated Statement</b>	<b>£25 (excluding VAT)</b>
<b>Copy of leases from Land Registry</b>	<b>£4 (excluding VAT)</b>
<b>Helping you recover deposits through TDS adjudication</b>	<b>£120 (excluding VAT) per hour</b>
<b>Additional property visits</b> – to attend as necessary for specific requests such as to monitor the tenancy or any maintenance-linked visit.	<b>£75 (excluding VAT)</b>
<b>Guarantors fee</b> – Processing the application and referencing per guarantor	<b>£40 (excluding VAT)</b>
<b>Deposit registration fee (AST’s only)</b> – Registering the landlord and tenant details and protecting the deposit with the Tenancy Deposit Scheme	<b>£40 (excluding VAT)</b>
<b>Inventory arrangement fee</b> – plus inventory company charge, which is dependant on size and content of the property	<b>£50 (excluding VAT)</b>
<b>Court attendance</b> – hourly charge	<b>£250 (excluding VAT) per hour</b>
<b>Handle payments of any service charges</b>	<b>£120 (excluding VAT) per year</b>
<b>Getting quotes if you then organise the work yourself</b>	<b>£600 (excluding VAT)</b>
<b>Getting quotes if you then decide against any work</b>	<b>£100 (excluding VAT)</b>
<b>Meeting contractors, 3<sup>rd</sup> parties to assist with insurance claims and/or any additional property visits</b>	<b>£100 (excluding VAT) per visit</b>
<b>Serving Section 21 Notices (included in Management services)</b>	<b>£50 (excluding VAT)</b>

<b>Sale of the Property to the Tenant</b> – including any close relative or company in the same group as the exiting Tenant (Landlord and Tenant Act 1985 s.42)	<b>2% (excluding VAT)</b>
<b>Short lets (maximum of 6 months)</b>	<b>24% of Rent</b>