



LANGHAMS

ESTATE AGENTS

# LANGHAMS

GUIDE TO FEES



## Introduction Only Service - All Fees (inclusive of VAT unless otherwise stated)

### **Introduction Service    7.20% of annual rent (6% + VAT)**

One off fee of 7.20% of the rent for the first twelve month's rent will be charged and deducted upfront from the first month's rent in advance. The details of this service are listed on the Introduction Service guide.

### **Tenancy Agreement Fee            £120 (£100 + VAT)**

### **Inventory Fee**

**(Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

### **Deposit Registration Fee            £24 (£20+VAT)**

By law all tenants' deposits must be registered with a government approved scheme. Deposits must be protected within 30 days of the start of the tenancy and tenants must be issued with Prescribed Information Deposit certificate within this time frame.

### **Renewal Fee    £150 (£125 + VAT)**

Should both parties agree that the tenant can be granted a new tenancy and remain at the property. Our team will renegotiate terms if necessary, draw up all legal documentation and serve to both parties.



## Rent Collection - All Fees (inclusive of VAT unless otherwise stated)

### **Monthly Rent Collection Fee 9.60% (8% + VAT)**

The fee will be charged at a standard rate of 9.60% of the gross monthly rent. This charge will be invoiced and deducted on a monthly basis and will include all services listed on the Rent Collection guide.

### **Tenancy Agreement Fee £120 (£100 + VAT)**

### **Inventory Fee**

**(Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

### **Deposit Registration Fee £24 (£20+VAT)**

By law all tenants' deposits must be registered with a government approved scheme. Deposits must be protected within 30 days of the start of the tenancy and tenants must be issued with Prescribed Information Deposit certificate within this time frame.

### **Tenancy Agreement Renewal £48 (£40 +VAT)**

Should both parties agree that the tenant can be granted a new tenancy. Our team will renegotiate terms if needed, draw up all necessary documents and serve to both parties.



## Full Management – All Fees (inclusive of VAT unless otherwise stated)

### **Monthly Management Fee      12% (10% + VAT)**

The fee will be charged at a standard rate of 12% of the gross monthly rent. This charge will be invoiced and deducted on a monthly basis and will include all services listed on the Full Management Service guide.

### **Tenancy Agreement Fee      £120    (£100 + VAT)**

### **Inventory Fee**

**(Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

### **Deposit Registration Fee      £24 (£20+VAT)**

By law all tenants' deposits must be registered with a government approved scheme. Deposits must be protected within 30 days of the start of the tenancy and tenants must be issued with Prescribed Information Deposit certificate within this time frame.

### **Inventory Fee**

**(Charges will vary depending on the size of a property, see optional price list)**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

### **Tenancy Agreement Renewal    £48 (£40 +VAT)**

Should both parties agree that the tenant can be granted a new tenancy. Our team will renegotiate terms if needed, draw up all necessary documents and serve to both parties.

### **Check Out Fee                  Nill (Paid by Tenant)**

End of tenancy Check Out will involve us agreeing a time that is suitable for both tenant and Inventory Clerk to carry out a closing inventory report, negotiate any deductions from the tenant's deposit and release tenants deposit.

## Optional Fees (inclusive of VAT unless otherwise stated)

### **Gas Safety Certificate                      £72 (£60 + VAT)**

Annual safety check: Under the Gas Safety (Installation and Use) Regulations 1998 all gas appliances and flues in rented accommodation must be checked for safety within 12 months of being installed, and thereafter at least every 12 months by a competent Gas Safe registered engineer.

### **Rent Protection Policy   From £150 (£125 + VAT)**

A Rent Protection Policy is only available for all Fully Managed properties. Policy will cover the loss of rental should tenant(s) fall into 2 months arrears. The policy would cover the cost of any legal expenses should the tenant(s) need to be evicted. Policy is valid for 12 months.

### **Annual Submission of Non-Resident Landlords to HMRC                      £60 (£50 + VAT)**

Where the Landlord is resident outside the UK during a tenancy, they will require an exemption certificate from Revenue & Customs before they can receive rental balances without deduction of tax. Where we are managing the property, we will provide advice and assistance on applying for such exemption.

### **Cancelling of Lettings Agreement                      Equivalent to 1 months' rent + VAT**

In the unlikely event where a landlord would like to terminate an agreement with Langhams once a tenant has signed a Tenancy Agreement and wishes to keep the tenant residing at the property we would invoice and deduct this fee. The tenant will be notified of the change in management

### **Inventories & Check In**

It is most important that an inventory of contents and schedule of condition be prepared, in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards, it will be impossible for the Landlord to prove any loss, damage, or significant deterioration of the property or contents.

	<b>Inventory</b>	<b>Inventory &amp; Check In</b>
<b>Apartments</b>		
One Bedrooms	<b>£65</b>	<b>£80</b>
Two Bedrooms	<b>£75</b>	<b>£95</b>
Three Bedrooms	<b>£85</b>	<b>£105</b>
Four Bedrooms	<b>£95</b>	<b>£115</b>
Five Bedrooms	<b>£105</b>	<b>£125</b>
<b>Houses</b>		
One Bedrooms	<b>£75</b>	<b>£90</b>
Two Bedrooms	<b>£85</b>	<b>£105</b>
Three Bedrooms	<b>£95</b>	<b>£115</b>
Four Bedrooms	<b>£105</b>	<b>£125</b>
Five Bedrooms	<b>£115</b>	<b>£135</b>



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## ESTATE AGENTS

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All negotiations for this purchase must be made through Langhams Estate Agents.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The particulars in this brochure and any photos of GCI images are for use as illustration only. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

THE PROPERTY MISDESCRIPTIONS ACT 1991 References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements and figures indicated are supplied for guidance only and as such must be considered incorrect. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to any the property