



Michael Antony Lettings
49-50 New Road, Chippenham
SN15 1HL

Tel: 01249 653000
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LANDLORDS FEES

❖ Tenancy Agreement	Draw up and issue Tenancy Agreement for an initial fixed term With an up to date, compliant and legally binding document, through ongoing engagement with property solicitors.	£96
❖ Deposit Registration Fee:	Register landlord and tenant details and protect the security deposit with a Government authorised scheme.	£34
	Provide the tenant(s) with the Deposit Certificate and Prescribed information within 30 days of start of tenancy	
❖ Pre Let Admin Fee	Provide guidance on compliance with statutory provisions and lettings consents. Arrange for Full inventory carried out by an APIP* accredited inventory clerk.	£250
❖ Statutory Notice Fee:	(Included in the Fully Managed Service at NO Cost).	£50
❖ Additional Property Visits:	To attend for specific requests such as neighbour disputes, more visits are required to monitor the tenancy or any maintenance linked visit.	£75
❖ Submission of non-resident landlords receipts to HMRC:	To remit and balance the financial return to HMRC quarterly – and respond to any specific query relating to the return from the landlord or HMRC.	£50
❖ Obtaining <u>more than two</u> contractors quotes		£30 per quote
❖ Rent Review Fee:	(Included in the Fully Managed Service at NO cost). Review rent in accordance with current prevailing market condition and advise the Landlord. Negotiate with tenant. Direct tenant to make payment change as appropriate. Update the tenancy agreement. Serve Section 13 Notice if tenancy is on a rolling monthly basis.	£96
❖ Vacant Property Management:	Make fortnightly visits, deal with minor maintenance issues, and pay utility bills on your behalf. A working balance of £250 shall be maintained for the duration of this service.	£85 per month
❖ Additional third Party fees	These are fees that may become due as a result of you selecting us to arrange for these services on your behalf.	
❖ Independent Inventory	External Independent Inventory Clerk	From £80
❖ Check Out	External Independent Inventory Clerk	From £60
❖ GAS & Electric Safety Certificates	Through accredited engineers	From £90

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