MACHIN LANE

LANDLORD FEES

MACHIN LANE | FEE SCHEDULE | FEES INCLUSIVE OF VAT

Fully Managed Service	**84% of monthly rent inclusive of VAT**
Letting fee — advertising, viewings, referencing, legal paperwork (including tenancy) and after-tenancy administration	**84% of one month's rent**
Energy Performance Certificate (EPC) — organising and issuing	**£120.00**
Electrical Installation Condition Report (EICR) — organising and issuing	**£350.00**
Gas Safety Certificate — organising and issuing	**£126.00**
Legionella Risk Assessment — organising and issuing	**£120.00**
Property inventory & schedule of condition — Studio	**£180.00**
Property inventory & schedule of condition — 1 bedroom	**£200.00**
Property inventory & schedule of condition — 2 bedroom	**£220.00**
Property inventory & schedule of condition — 3 bedroom	**£250.00**
Property inventory & schedule of condition — 4 bedroom	**£300.00**
Furnished properties — additional charge per room to check and record furniture and safety labels	**£10.00 per room**
Copies of annual rent statement for tax purposes	**£80.00**
Complaint handling — tenant complaints above standard management	**£80.00 per hour (minimum £80.00)**
Handling HHSRS schedule of improvements or Improvement Notices from local authority	**£80.00 per hour (minimum £80.00)**
Applying for Selective Licensing	**£400.00 per property**
Attending property to give access for landlord's own contractors	**£80.00**
Organising external or landlord's own contractors where proof of competency and insurance is required	**£36.00**
Large project maintenance — overseeing and managing throughout (works above £1,000)	**12% of total**
Section 8 Notice via our solicitors	**Dependent on solicitors' fees**
Sending all tenancy documents to solicitor and liaising until court	**£150.00**
Section 8 Notice via landlord's own solicitors	**Dependent on chosen solicitor's cost of notice preparation; £250.00**
Attend court and represent landlord in addition to solicitor	**£120.00 per hour**
Deposit dispute handling	**£80.00 per hour**

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