

F E E S
T O
L A N D L O R D S

B A T T E R S E A P O W E R S T A T I O N E S T A T E S



LEVEL OF SERVICE OFFERED

LETTINGS AND RENT COLLECTION 9.6% OF TOTAL RENT (INC VAT)

INCLUDES:

- Assessment of current market rent achievable
- Advertise the property
- Accompanied viewings with applicants
- Negotiate offers and advise in writing
- Arrange tenant references including Right to Rent checks and AML due diligence
- Hold tenant's deposit as stakeholder and register with the Tenancy Deposit Scheme (TDS) if tenancy is an Assured Shorthold Tenancy (AST)
- Collect and remit the monthly rent received
- Liaise with landlord and tenant regarding extension or termination
- Pursue non-payment of rent and provide advice on rent arrears actions

LETTINGS AND FULL MANAGEMENT 15.6% OF TOTAL RENT (INC VAT)

INCLUDES (IN ADDITION TO RENT COLLECTION SERVICE):

- Arrange Check-out
- Negotiate with tenant regarding any damage claims at the end of the tenancy
- Hold £750.00 (inc VAT) repair float for the landlord
- Handle maintenance issues and routine repairs
- Instruct approved contractors on the landlord's behalf
- Pay service charges and ground rent if requested and funds are held
- Assist with transfer of utilities
- Arrange property inspection visits approximately twice yearly

BATTERSEA POWER STATION ESTATES IS AN ARLA LICENSED MEMBER WWW.ARLA.CO.UK

CLIENT MONEY PROTECTION (CMP) PROVIDED BY: ARLA
INDEPENDENT REDRESS PROVIDED BY: TPO



CHARGES THAT MAY APPLY

**PLEASE REFER TO OUR TERMS OF BUSINESS
AND BROCHURE FOR FULL DETAILS**

SET UP FEE £250 (INC. VAT)

Agreeing the tenancy, including negotiation of additional clauses if applicable, and drawing up tenancy documents. This fee remains the same regardless of the number of landlords.

INVENTORY FEE

Preparing an Inventory and Schedule of Condition at the start of the tenancy which records all fixtures and fittings and the condition of the property. Fee dependent on the number of bedrooms and/or size of the property.

Studio: £132 (inc VAT). 1 bed: £144 (inc VAT). 2 bed: £156 (inc VAT). 3 bed: £168 (inc VAT).

DEPOSIT REGISTRATION FEE (TDS) £36 (INC VAT)

Registering landlord and tenant details and protecting the security deposit with a Government-authorised Scheme (AST).

ADDITIONAL PROPERTY VISITS £180 (INC VAT)

To visit during void periods and for specific requests.

TAX RETENTION FOR A NON-RESIDENT LANDLORD PER QUARTER

£300 (INC VAT) QUARTERLY

To remit and balance the financial return to HMRC quarterly.

EXTENSION AGREEMENT FEE £120 (INC VAT)

Negotiating an extension at the end of the fixed tenancy term, amending and updating terms, carrying out AML due diligence and drawing up a further tenancy agreement.

CHECK-OUT FEE

Preparing the checking of the property's Inventory at the end of the tenancy and taking meter readings for utilities and services. Fee dependent on the number of bedrooms and/or size of the property.
Studio: £100 (inc VAT). 1 bed: £120 (inc VAT). 2 bed: £132 (inc VAT). 3 bed: £144 (inc VAT).

WITHDRAWAL FROM AN AGREED OFFER

Any reasonable costs incurred by the tenant

**SALES COMMISSION IF TENANT PURCHASES THE PROPERTY
2.4% (INC VAT) OF PURCHASE PRICE**

**PREPARATION OF DOCUMENTS FOR COURT PROCEEDINGS
OR TDS ADJUDICATION
£180 (INC VAT) PER HOUR**

**COURT OR TRIBUNAL ATTENDANCE BY BPSE ON BEHALF
OF THE LANDLORD £180 (INC VAT) PER HOUR**

**DUPLICATE STATEMENTS FOR LANDLORD OR HIS ACCOUNTANT
(FOR STATEMENTS COVERING ALL OR PART OF THE TAX YEAR)
£144 (INC VAT)**

COST OF SPECIALIST ADVERTISING OR BROCHURES

Details upon request but subject to additional charges.

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IF YOU HAVE ANY QUESTIONS ON OUR FEES,
PLEASE ASK A MEMBER OF STAFF

C O N T A C T D E T A I L S

T: + 4 4 (0) 2 0 7 0 6 2 1 7 8 8
E: L E T T I N G S @ B P S E S T A T E S . C O . U K

