



IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

INDEPENDENT REDRESS
PROVIDED BY: TPOs



FEES TO: LANDLORDS

www.intuslettings.com

LEVEL OF SERVICE OFFERED:

Let Only: One Month's Rent (Inc VAT)	Fully managed: 9% of rent (Inc VAT)	Fully managed Continued
<p>Fee is subject to a minimum of £600 (inc VAT):</p> <ul style="list-style-type: none"> • Agree the market rent and find a tenant in accordance with the landlord guidelines; • Provide guidance on compliance with statutory provisions and letting consents. Advise on any refurbishment required. • Carry out accompanied viewings (as appropriate) • Market the property and advertise on relevant portals • Erect board outside the property in accordance with Town and Country Planning Act 1990 • Advise on non-resident tax status and HMRC • Additional fee for completion of Inventory if relevant - £150 (inc VAT) 	<p>Includes:</p> <ul style="list-style-type: none"> • Collect and remit the monthly rent received • Pursue non-payment of rent and provide advice on rent arrears actions • Deduct commission and other works • Advise all relevant utility providers of changes • Undertake two inspection visits per annum and notify landlord of the outcome • Arrange routine repairs and instruct approved contractors (providing two quotes) • Hold keys throughout the tenancy term • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) 	<p>Additional Costs:</p> <ul style="list-style-type: none"> • Submission of non-resident landlords financial return to HMRC and respond to any specific query relating to the return - £60 (inc VAT)/ quarter • Arrangement Fee for works or refurbishments over £300 (inc VAT) - 12% of net cost. (Arranging access and assessing costs with contractor, Ensuring work has been carried out in accordance with the specification of works and retaining any warranty or guarantee as a result of any works • Rent Review / Tenancy Agreement Amendment Fee - £30 (inc VAT) (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)

Setup Fee for Fully Managed Service Outlined Below:

Setup Fee (Landlords Share):

£420(inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)



ARLA

#LOOKFORTHELOGO
WWW.ARLA.CO.UK/FIND-AGENT



IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

INDEPENDENT REDRESS
PROVIDED BY: TPOs



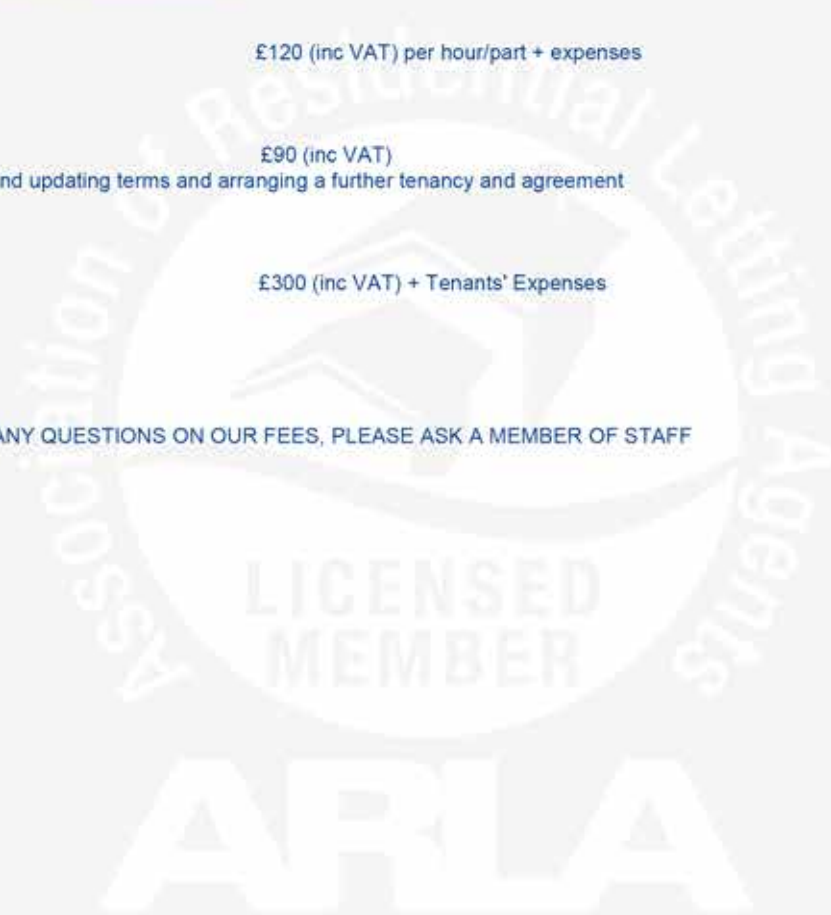
FEES TO: LANDLORDS

www.intuslettings.com

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Deposit Management Fee:	£30 (inc VAT)
<ul style="list-style-type: none">• Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme• Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy• Negotiate with landlord and tenant any disbursement of the security deposit• Arrange for the return of deposit as agreed with landlord and tenant to relevant parties• Unprotect security deposit	
Deposit Dispute Fee:	£120 (inc VAT)
<ul style="list-style-type: none">• Refer any disputed amount to Scheme for final adjudication	
Court Attendance / Legal Liason	£120 (inc VAT) per hour/part + expenses
Renewal Fee (landlords share)	£90 (inc VAT)
<ul style="list-style-type: none">• Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	
Landlord Withdrawal from Offer	£300 (inc VAT) + Tenants' Expenses

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



ARLA

#LOOKFORTHELOGO
WWW.ARLA.CO.UK/FIND-AGENT

