

FEES TO: LANDLORDS

www.johntaylors.com		
Letting Only Service: Set up fee £450 + VAT / £540 inc. VAT		Management Service: Set up fee £300 + VAT / £360 inc. VAT and then 10% + VAT (12% inc. VAT) of rent
INCLUDED		INCLUDED
<ul style="list-style-type: none"> Agree the market rent 		<ul style="list-style-type: none"> Agree the market rent
<ul style="list-style-type: none"> Advice on refurbishment 		<ul style="list-style-type: none"> Advice on refurbishment
<ul style="list-style-type: none"> Take up references and right to rent checks. First references included, subsequent references, please see below for charges 		<ul style="list-style-type: none"> Deduct commission and other works
<ul style="list-style-type: none"> Draw up a tenancy agreement and associated paperwork 		<ul style="list-style-type: none"> Advise all relevant utility providers of changes
<ul style="list-style-type: none"> Collect and reissue initial first month's rent 		<ul style="list-style-type: none"> Take up references and right to rent checks. First references included, subsequent references, please see below for charges
<ul style="list-style-type: none"> Deposit registration 		<ul style="list-style-type: none"> Draw up a tenancy agreement and associated paperwork
<ul style="list-style-type: none"> Deduct any pre-tenancy invoices 		<ul style="list-style-type: none"> Deposit registration
<ul style="list-style-type: none"> HMRC rent submission for rent received 		<ul style="list-style-type: none"> Deduct any pre-tenancy invoices
		<ul style="list-style-type: none"> Undertake inspection visits and notify landlord of the outcome
		<ul style="list-style-type: none"> Arrange routine repairs and instruct approved contractors
		<ul style="list-style-type: none"> Agree the market rent
		<ul style="list-style-type: none"> Hold keys throughout the tenancy term
		<ul style="list-style-type: none"> Collect and resubmit the monthly rent received
		<ul style="list-style-type: none"> Pursue non-payment of rent and provide advice on rent arrears actions
		<ul style="list-style-type: none"> HMRC rent submission on annual basis
		<ul style="list-style-type: none"> Check out
ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE)		
<ul style="list-style-type: none"> Inventory Fee (inc. VAT) <ul style="list-style-type: none"> 1 Bed £120 2/3 Bed £140 4 Bed £160 5 Bed £180 		
<ul style="list-style-type: none"> Any subsequent references after the first reference reference 		£18 (inc VAT) for each reference
<ul style="list-style-type: none"> 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. 		£66 (inc. VAT)
<ul style="list-style-type: none"> Submission of non-resident landlord's receipts to HMRC 		£ 48 (inc. VAT) quarterly
<ul style="list-style-type: none"> Arranging Energy Performance Certificate 		£ 96 (inc VAT)
<ul style="list-style-type: none"> Arrangement fee for works over £2,000 Arranging access and assessing costs with contractor Ensuring work has been carried out in accordance with the specification of works Retaining any warranty or guarantees a result of any works 		9% (inc. VAT) of net costs
<ul style="list-style-type: none"> Renewal fee Contract negotiation, amending and updating terms and arranging a further tenancy and agreement. 		£108 (inc. VAT)
<ul style="list-style-type: none"> Inspection of vacant properties 		£36 (inc. VAT) per visit
<ul style="list-style-type: none"> Check out fee (unmanaged property) Agree with tenant check out date and time appointment Negotiate with landlord and tenant any disbursement of the security deposit Return deposit as agreed with landlord and tenant to relevant parties 		£120 (inc VAT)
<ul style="list-style-type: none"> Court attendance 		£84 (inc. VAT) per hour
IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF		

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Redress: This firm is a member of the Property Redress Scheme, 1st Floor, Premier House, Elstree Way, Borehamwood WD6 3JH

Client Money Protection: This firm is a member of the RICS client money protection scheme

May 2025