



Dewhurst Homes

Landlord Fees

Let Only / Tenant Find: One month's Rent (plus vat)

Includes:

- Collect and remit initial month's rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide landlord with NRL8 (if relevant)

Fully Managed: 12% of rent (inclusive of VAT)

Includes:

- 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
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide landlord with NRL8 (if relevant)

Landlord's Set Up Fee: £120 (inclusive of 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)

Renewal Fee: £54 (inclusive of VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Dewhurst Homes Free of Charge Services

Inventory Fee: £0.00

Deposit Registration Fee: £0.00 (MyDeposit Tenancy Deposit Protection Scheme used)

- Register landlord and tenant details and protect the security deposit with a Government- authorised Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Submission of non- resident landlords receipts to HMRC: £0.00

- 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

Rent Review Fee: £0.00

- 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

Checkout Fee: £0.00

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors, obtain quotes, organise repairs/replacement/cost of any broken or missing items



