

Kemp & Co.

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CLIENT MONEY PROTECTION
 (CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
 PROVIDED BY: **TPOs**



FEES TO: LANDLORDS

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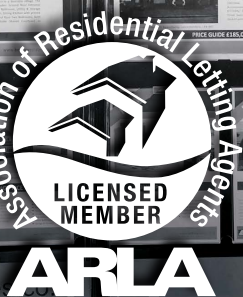
LEVEL OF SERVICE OFFERED:

Tenant Find: FIXED FEE	Rent Collection: Based on % of Rent	Fully Managed: Based on % of Rent
<p>£660 Inc VAT (£550 plus VAT) Includes the following:</p> <ul style="list-style-type: none"> * Advertising on rightmove, Zoopla, Kemp & Co Website etc... * Viewings * Referencing Tenants/Right to Rent * Tenancy Agreements * Inventory/Schedule of Condition (Unfurnished properties only) * Reading meters & contacting utility companies * Collect and remit initial months' rent received * Provide tenant with method of payment * Deduct any pre-tenancy invoices * Lodge Deposit with the DPS 	<p>13.2% Inc VAT (11% plus VAT)</p> <p>Service includes the same as Tenant Find but also includes:</p> <ul style="list-style-type: none"> • Collect and remit the ongoing monthly rents received • Deduct commission and other works • Pursue non-payment of rent and provide advice on rent arrears actions <p>* For Overseas Landlords - Pay rental income in accordance with HMRC NRL Scheme</p> <p>Please See Additional Set Up Fees Below.</p>	<p>15% Inc VAT (12.5% plus VAT) Price negotiable for multiple properties</p> <p>Service includes the same as Tenant Find and Rent Collection Services but also includes:</p> <ul style="list-style-type: none"> • Undertake regular property inspections and notify the landlord of the outcome • Arrange routine repairs and instruct approved contractors • Hold keys throughout the tenancy term * Be the point of contact for tenants for reporting repairs, problems and emergencies * Out of Hours Emergency Service * Final check out & release of the Deposit including any negotiations <p>For Overseas Landlords - Pay rental income in accordance with HMRC NRL Scheme Please See Additional Set Up Fees Below:</p>

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (EXCLUDING TENANT FIND SERVICE):

- Setup Fee (Landlords Share - Rent Collection & Fully Managed Services Only): £390.00 Inc VAT (£325.00 plus 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)
 - * Inventory/schedule of condition (Unfurnished Properties Only)
 - * Tenancy agreements
 - * Reading meters & contacting utility companies
 - * Referencing Tenants/Right to Rent & Rent Guarantee Insurance
 - * Lodge Deposit with the DPS

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

Portal Only Advertising: £300.00 Inc VAT (£250.00 plus VAT) (Proof of Ownership, Consents to Let, EPC will be required).

Deposit Registration Fee:

£FREE to all Landlords

- 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

Additional property visits:

£60.00 Inc VAT (£50.00 plus VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Rent Reviews:

£120.00 Inc VAT (£100.00 plus 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, supply with new standing order if necessary
- Arrange for Signatures from both parties and provide a copy to each

Renewal Fee: No Fees Charged for Periodic Tenancies

New Tenancy Agreements:

£90.00 Inc VAT (£75.00 Plus VAT)

Checkout Fee (landlords share for Rent Collection & Tenant Find Services Only) £180.00 Inc VAT (£150.00 plus VAT)

- Agree with tenant check out date and time appointment
- Attend property
- 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

Court Attendance

£120.00 Inc VAT (£100.00 plus VAT) per hour

Other Services Outside Normal Management £60.00 Inc VAT (£50.00 plus VAT) Per Hour, (Minimum Charge One Hour)

Arrangement of Key Cutting

* £18.00 Inc VAT (£15.00) not including the cost of keys

Service of Notices such as Section 13 & Section 21

* £60.00 Inc VAT (£50.00 plus VAT)

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

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