PARRIS residential

FEES TO LANDLORDS

Client Money Protection provided by:

arla | propertymark PROTECTED

Independent Redress:

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

propertymark

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www.parrisresidential.co.uk

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Level of service offered

TENANCY SET UP FEES

£850 plus VAT (£1020 inc VAT) for rentals up to £1000.00 PCM

£950 plus VAT (£1140 inc VAT) for rental over £1000 PCM and up to £1250 PCM

£1050 plus VAT (1260 inc VAT) for rentals over £1250 PCM and up to £1500 PCM

£1150 plus VAT (1380 inc VAT) for rentals over £1500 PCM and up to £1750 PCM

£1250 plus VAT (1500 inc VAT) for rentals over £1750 PCM

INCLUDES

1. All marketing and viewings

2. Referencing, right to rent checks, AML checks

3. Tenancy agreement

4. Pictorial Inventory

RENT COLLECTION FEES

*Tenancy set up fees apply if introducing a new tenant/s

Rent collection Fee

7.5% of monthly rent plus vat (9% inc VAT)

INCLUDES:

1. All marketing and viewings

2. Referencing, right to rent checks, AML checks

3. Tenancy agreement

4. Pictorial Inventory

5. Collect and remit the monthly rent received less our rent collection fee

6. Provide monthly statements

7. Submit & adminster tenants security deposit in the Deposit Protection Service (DPS)

MANAGED FEES

*Tenancy set up fees apply if introducing new tenant/s

Management fee

10% of monthly rent plus vat (12% inc VAT)
* £100 plus vat (£120 inc vat) minimum fee applies

INCLUDES:

1. All marketing and viewings
2. Referencing, right to rent checks, AML checks
3. Tenancy agreement
4. Pictorial Inventory
5. Collect and remit the monthly rent received less our management fee
6. Provide monthly statements
7. two property inspections with written report & photos per annum
8. Arrange routine repairs and instruct approved contractors
9. Hold keys throughout the tenancy term
10. Submit & adminster tenants security deposit in the Deposit Protection Service (DPS)

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Additional fees and charges

PROPERTY INSPECTIONS: £120 plus vat (£144 inc vat)*
*We provide two free property inspections per annum as part of our managed service. For additional inspections the above fees apply

TENANCY RENEWAL FEE: £120 plus vat (£144 inc vat)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

SERVING SECTION 13 to amend monthly rent; £80 plus vat

CHECK OUT FEE: £175 plus vat (£210 inc vat) * Free with managed

COURT ATTENDANCE: £150 plus vat (£180 inc vat) per hour

SELECTIVE LICENCE: Applying for a Selective License Fee on Behalf of Landlord (please note there are additional application fees with the local council); £350 plus VAT (£420 inc vat)

SECTION 21: Parris administration fee for arranging the issuing of Section 21 notice to gain possession via a 3rd party specialist * please note that fees will be due to the 3rd party specialist

MID-TERM FEES & ADHOC FEES
Tenant referencing fee (per tenant); £25 plus vat (£30 inc vat)
Guarantor referencing fee (per guarantor) - £25 plus vat (£30 inc vat)
Right to rent check (per occupier aged 18 years or over) £25 plus vat (£30 inc vat)
AML check; £25 plus vat (£30 inc vat)
Standard Tenancy Agreement; £250 plus vat (£300 inc vat)

ALL FEES SUBJECT TO CHANGE

LANDLORDS GAS SAFETY CERTIFICATES: £90.00 inc vat or £162.00 inc VAT with a basic service

ELECTRICAL INSTALLATION CONDITION REPORT - up to 3 bedrooms £180, 4 bedrooms or more £210

ENERGY PERFORMANCE CERTIFICATE: payment is made directly to the Domestic Energy Assessor Single level flats £70.00
Duplex flats 2/3 bed houses and bungalows £80.00
4/5 houses and bungalows £90.00

SMOKE ALARM & CARBON MONOXIDE ALARM INCLUDING FIXING MAGNETS
10 year smoke alarm £28.00 each
Carbon monoxide alarm £20 each

LEGIONELLA RISK ASSESSMENT REPORT
£110 plus vat (£132 inc vat)

RENT PROTECTION POLICIES
price on application

ALL FEES SUBJECT TO CHANGE