

Landlord Fees

As of 1st September 2019

Full Managed with Rent Guarantee

| | |
|-----------------------|---|
| Setup Fee | 55% of the first month's rent plus VAT |
| Management Fee | 10% plus VAT per month |
| Renewal Fee | £85.00 plus VAT |
| Rent Guarantee | £120.00 inc VAT 6 Months £200.00 inc VAT 12 Months |
| Preparation Inventory | See Price List |

Rent Collection with Rent Guarantee

| | |
|-----------------------|---|
| Setup Fee | 55% of the first month's rent plus VAT |
| Management Fee | 8% plus VAT per month |
| Renewal Fee | £85.00 plus VAT |
| Rent Guarantee | £120.00 inc VAT 6 Months £200.00 inc VAT 12 Months |
| Preparation Inventory | See Price List |

Full Managed Without Rent Guarantee

| | |
|-----------------------|--|
| Setup Fee | 55% of the first month's rent plus VAT |
| Management Fee | 12% plus VAT per month |
| Renewal Fee | £85.00 plus VAT |
| Preparation Inventory | See Price List |

Tenant Find

| | |
|-----------------------|--|
| Setup Fee | 70% of the first month's rent plus VAT |
| Preparation Inventory | See Price List |

Inventory Fee (Check-in / Check-out)

| | |
|---------------|------------------|
| Property Type | |
| Studio/1 Bed | £100.00 plus VAT |
| 2 Bed | £120.00 plus VAT |
| 3 bed | £140.00 plus VAT |
| 4 bed | £160.00 plus VAT |
| 5 bed+ | £180.00 plus VAT |

General

| | |
|--|------------------|
| Renewal Fixed Term Tenancy Agreement Preparation Charge, Non-Managed | £125.00 plus VAT |
| Copy Statements (Each month's Statement, or part thereof) – per request | £5.00 plus VAT |
| Court Attendances – per day or part thereof | £200.00 plus VAT |
| Service of Section 13 Notice (Rent increase notice for a statutory periodic assured shorthold tenancy) | £50.00 plus VAT |
| Service of Section 21 Notice or Notice to Quit (Not with Full Management or Rent Administration) | £50.00 plus VAT |
| Additional Property Visits, Price Per Visit | £50.00 plus VAT |
| Negotiating Addenda to Tenancy Agreement | £50.00 plus VAT |
| Energy Performance Certificate (EPC) | £75.00 |

20a Thomas Street, Treharris, CF46 5LG
T: 01443 809836 E: info@baysideestates.co.uk

baysideestates.co.uk

Company Registration Number: 8821168- Registered at Companies House for England and Wales VAT Reg 308 0334 38