

# COMFORT LETTINGS LANDLORD FEES

## LET ONLY

- Residential / Professional: 78% (65% + VAT) of a month's rent [Minimum £570 (£475 + VAT) Fee]
- Shared House HMOs: £999 (£832.50 + VAT)

## FULL MANAGEMENT

N.B. Rates are applied to collected rents

### Letting Fees

- Residential/ Professional: 60% (50% + VAT) of a month's rent [Minimum £450 (£375 + VAT) Fee]
- Shared House HMOs: £99 (£82.50 + VAT) Per Bedroom [Minimum £396 (£330 + VAT) Fee]
- Room Let HMOs: £300 / Room (£250 + VAT)

### Management Fees

- Residential / Professional: 12% (10.0% + VAT)
- Shared House HMOs: 15.0% (12.5% + VAT)
- Room Let HMOs: 15.0% (12.5% + VAT)

### Licensed Properties

- Managing a Selective Licensed Property: £12 (£10 + VAT) per month
- Managing an Additional / Mandatory Licensed Property: £4.50 (£3.75 + VAT) per bed per month

## OTHER FEES

Prices inclusive of VAT & quoted per property unless otherwise stated

### Comfort Standard Items

- Independent Inventory: At cost (No hidden fees)
- Gas Safety Certificate: At cost (No hidden fees)
- Electrical Installation Condition Report: At cost (No hidden fees)
- Floor Plans: At cost (No hidden fees)
- Legionella Risk Assessment: At cost (No hidden fees)
- Periodic Legionella Risk Assessment Review: £24 (£20 + VAT)
- Energy Performance Certificate: At cost (No hidden fees)

### HMOs

- Professional Photo Service: At cost (No hidden fees)
- PAT Testing: At cost (No hidden fees)
- Fire Alarm Testing: At cost (No hidden fees)
- Drafting of HMO Licence Application: £210 (£175 + VAT)
- Unipol Accreditation: £24 (£20 + VAT) per annum

### Hourly Rate

- £36 (£30 + VAT)

### Project Management

- Value of works greater than £500 but less than £1,500: 12% (10.0% + VAT)
- Value of works greater than £1,500: 18% (15.0% + VAT)

### Other

- Use of own Tenancy Agreement: £99 (£82.50 + VAT)
- Process a utility bill on your behalf: £6 (£5+VAT)
- Utility Management in Shared Houses: Variable Management Fee equivalent to under spend of the Bills Allowance
- Deposit Deduction Negotiation: 15% (12.5% + VAT) of negotiated deposit deductions
- Tenancy Setup Fee: £240 (£200 + VAT)
- Renewal Fees: £Nil (All included in Full Management)
- Contract renegotiation: £Nil (All included in Full Management)
- Multi-Agency Fee: £120 (£100 + VAT)