

Landlords Fees and Charges

The following are the various fees and charges associated with Bovingdons letting and managing (where applicable) your property that we would like you to be made aware of:

Level of Service Offered

STANDARD LETTING SERVICE: 10% + VAT of rent (12% Inc. VAT) PER ANNUM

- Free consultation and valuation service
- Property Marketing Plan
- Internet Property advertising
- Newspaper advertising
- Arranging and conducting accompanied viewings
- Negotiation and agreeing offers
- Tenant referencing service
- Annual rent assessment reviews
- Rent Demand Service
- Monthly accounts Statement

FULLY MANAGED: 12% + VAT of rent (14.4% Inc. VAT) PER ANNUM

- Free consultation and valuation service
- Property Marketing Plan
- Internet Property advertising
- Newspaper advertising
- Arranging and conducting accompanied viewings
- Negotiation and agreeing offers
- Tenant referencing service
- Annual rent assessment reviews
- Debt Control
- Rent Demand Service
- Monthly accounts Statement
- Organise property maintenance
- Handle dilapidations negotiations following check out
- Agree and disburse tenant's security deposit
- Arrange for renewal of gas safety if required
- Arrange inventory and check out/in inspections
- Dedicated accounts team
- Online maintenance reporting for landlord and tenants
- Ensure property complies with current regulation and legislation
- Oversea insurance claims where authorised
- Liaising with 3rd party issues if required

www.bovingdons.com

7-8 The Arcade, Maxwell Road, Beaconsfield, Buckinghamshire HP9 1QT
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Company number: 10915120 VAT number:282488566

- Advice on refurbishment and upgrading
- Portfolio management

SHORT TERM LETS SERVICE (Less than 6 months) 20% + VAT of rent (24% Inc. VAT)

- Free consultation and valuation service
- Property Marketing Plan
- Internet Property advertising
- Newspaper advertising
- Arranging and conducting accompanied viewings
- Negotiation and agreeing offers
- Tenant referencing service
- Debt Control
- Rent Demand Service
- Monthly accounts Statement
- Organise property maintenance
- Arrange inventory and check out/in inspections
- Dedicated accounts team
- Ensure property complies with current regulation and legislation
- Oversea insurance claims where authorised
- Arrange for settlement of utility charges on behalf the landlord

OTHER CHARGES

Preparation of Tenancy Agreement £200 inc VAT

Deposit Registration Fee £60 inc VAT for the TDS

Inventory fee – TBC, depending on size. Paid by landlord on check in, tenant on check out.

Sale of property to the tenant – 1.2% inc VAT of the sale price if applicable

Non resident landlord receipts to HMRC - £300 per annum inc VAT

Arranging the EPC £90 inc VAT

Arranging gas safety record £120 inc VAT

Arranging portable appliance test £60 inc VAT (up to 10 appliances) plus engineers invoice

Arranging Smoke and CO2 alarms £60 inc VAT plus engineers fee

Please note that we do not have client protection but that our tenancy deposits are protected by registration at the TDS ('The Tenancy Deposit Scheme').

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