

Elwy Estates

LANDLORD FEES – 1st Jan 2021

1) Marketing & Let Only Service - Marketing - Accompanied Viewings - Tenancy Agreement - Collection of First Month's Rent & Securing Deposit	1st month's rent set up fee (Subject to a minimum set up fee of £350) + VAT Payable for each letting where the tenant is introduced by Elwy Estates	2) Marketing & Full Management Service	60% of 1st month's rent set up fee plus 8.5% of rent received (Subject to a minimum set up fee of £350) + VAT Payable for each letting where the tenant is introduced through Elwy Estates
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ADDITIONAL SERVICES & CHARGES

Gas Safety Certificate & Boiler Service*	From £70 + VAT	Void Property Inspections	£30 per visit + VAT
Inventory & Schedule of Condition including photographs*	From £120 + VAT	Overseeing Major Works over £1,000	£10% of total works costs + VAT
Energy Performance Certificate*	From £80 + VAT	Sale of Property to Tenant	£1% + VAT
Legionella Risk Assessment*	From £100 + VAT	Keys	£8 per key + VAT
5 Year Electrical Safety Certificate*	From £100 + VAT	Rent Smart Wales Registration	£60 + VAT
DPS Statutory Declaration & Tenancy Dispute*	£100 + VAT	Additional Property Inspections	From £45 + VAT
Solicitor Witness Signature	£25 + VAT		
Repossession Applications OR Court Appearances*	From £80 + VAT	Deposit Registration*	£60 + VAT
Professional Hourly Rate	£65 + VAT	Legal Expenses & Rent Guarantee Cover	6 months from £120 + VAT 12 months from £180 + VAT
Duplicate Statements	£5 + VAT	Fitting of Smoke Alarms or CO Detector	£30 Per Alarm + VAT
Tenancy Agreement*	£125 + VAT	Rent Review & Section 4D Notice	£30 + VAT
Tenancy Renewal	£75 + VAT		

(We may also receive commissions from: Contractors, Insurance Companies, Referencing Companies, Utility Providers)

* These services are offered as stand-alone options to landlords who do not require a let only or fully managed letting service from Elwy Estates

