

LANDLORD FEES NOVEMBER 2021

1) Marketing & Let Only Service	1st month's rent set up fee (Subject to a minimum set up fee of £350) + VAT
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

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