



INDEPENDENT REDRESS
PROVIDED BY: TPOs



FEES TO LANDLORDS

www.dhlumsden.co.uk/landlord-fees/

LEVEL OF SERVICE OFFERED:

TENANT FIND: 12% (Inc VAT)	RENT COLLECTION: 14.4% (Inc VAT)	FULLY MANAGED: 18% (Inc VAT)
<p>INCLUDES:</p> <ul style="list-style-type: none"> Photographs and marketing Negotiating of tenancy offer Accompany viewings Arrange tenant references Arrange the check-in Advise of landlord compliance Make any HMRC deduction and provide tenant with the NRL8 (if relevant) <p>The fee is calculated on 12% (Inc. VAT) of the annual rent due under the terms of the tenancy. This fee will be charged for the duration of the tenancy agreement up front on every tenancy renewal.</p>	<p>INCLUDES:</p> <ul style="list-style-type: none"> Photographs and marketing Negotiating of tenancy offer Accompany viewings Arrange tenant references Advise of landlord compliance Collect and remit rent received Chase rent arrears Make any HMRC deduction and provide tenant with the NRL8 (if relevant) Arrange the check-in and check-out Deposit release negotiations <p>The fee is calculated on 14.4% (Inc. VAT) of the annual rent due under the terms of the tenancy.</p>	<p>INCLUDES:</p> <ul style="list-style-type: none"> Photographs and marketing Negotiating of tenancy offer Accompany viewings Arrange tenant references Advise of landlord compliance Provide tenant with method of payment Collect and remit rent received Chase rent arrears Make any HMRC deduction and provide tenant with the NRL8 (if relevant) Arrange the check-in and check-out Arrange safety inspections Arrange routine maintenance Undertake two property visits per year Deposit release negotiations <p>The fee is calculated on 18% (Inc. VAT) of the annual rent due under the terms of the tenancy.</p>

Deposit Registration Fee: £36 (inc. VAT)

Preparing paperwork for Tenancy Deposit Scheme dispute: £150 (Inc. VAT)

Safety Certification:

The cost of safety certification, including for gas and electrical safety, is levied by the approved supplier and payable by the landlord.



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Additional Property Visits:	£120 (Inc. VAT) each
Copy Monthly Statements: Single Statement: £12 (Inc. VAT) Year End Reconciliation - £120 (Inc. VAT)	
Providing Inland Revenue return on tax withheld:	£30 (Inc. VAT) per annum
Tenancy Protection Fee:	£90 inc VAT
Key Cuts:	£7.00 (per Key)
Valuation Letters:	£96.00 inc VAT
Tenancy Renewals:	£90.00 inc VAT
Tenancy Deposit Protection:	£36.00 inc VAT
Tenancy Deposit Renewal Fee:	£24.00 inc VAT
Check-in Inventory Charge:	£150.00 inc VAT

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF