

## Landlord Fees

### Set up fees:

Our set up fee is taken from the first month's rent once the property is let. This fee is £480 including VAT. In addition, managed properties incur a fee of 12% including VAT on the monthly rent payable.

### Deposit Registration Fee for non-managed only

Prior to the tenancy commencing a tenant will pay a deposit that Davies White Perry will register on behalf of the landlord with an approved deposit protection scheme at a cost of £42 including VAT. Should the deposit be registered in the landlord's scheme, this fee is not payable.

## Costs Applying To All New Tenancies

We do not charge a fee for a tenancy application, credit check or inventory as per The Tenant Fees Act 2019. We may charge a tenant any or all the following when required:

1. A holding deposit of no more than one week's rent, on application. This is deducted from the first month's rent payable. If the deadline for the agreement is not met, or incorrect information is provided which results in the application being declined, the holding deposit will become non-refundable; unless one of the events listed in Schedule 2 of the Tenant Fees Act 2019 occurs.
2. The rent paid monthly in advance.
3. A security deposit with a maximum of 5 weeks rent or 6 weeks on a property with rent exceeding £50,000 per year.
4. Payments in respect of bills – main utilities, (council tax, water, electric and gas/oil).
5. Any Additional services the tenant has connected at the property (broadband, phone line).

The following can be charged throughout the Tenancy:

1. Default fee for late payment of rent (after 14 days) at a rate of 3% above the Bank of England's base rate per day.
2. Reasonable charges for lost keys or security fobs – cost of each key on inventory plus an administration charge of £15 including VAT/hour.
3. Payments associated with contract variation, at £50 including VAT or reasonable cost incurred if higher, when requested by the tenant.
4. Payments associated with early termination of the tenancy, when requested by the tenant. To include cost of arranging replacement tenancy of £480 including VAT.

Davies White & Perry Ltd are a member of The Property Ombudsman redress scheme, registration number D7706.

Davies White & Perry Ltd are a member of Safeagent's client money protection scheme, registration number A4044.

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