

Landlord Fees: Quick Overview

As a professional Landlord, you need to make the most of your investment, and depending upon your circumstances that may mean being hands on looking after your tenants' needs 24/7 or preferring to allow someone else to take over the demands of your tenants.

You simply need to choose whether time spent dealing tenants is more or less valuable than spending time enjoying the rewards of a successfully let property.

Whatever you decide is best for you, Butler's can provide an efficient, value for money services and we have set out below a clear, concise breakdown of our fees at every level of service.

Let Only	Rent Collection Service	Fully Managed Tenancy
<p>7.2% (6% + VAT) of annual rent +£300 fixed set up fee</p> <ul style="list-style-type: none"> Advise on renting your property including market price and legal obligations. Marketing your property Finding a suitable tenant Drawing up legal documents Arrange inventory & check-in if requested Ensure all paperwork is in place e.g. EPC & Gas safety. (additional fees may apply). 	<p>9% (7.5% + VAT) of monthly rent +£300 fixed set up fee</p> <ul style="list-style-type: none"> All of the Let Only services plus: Rent Collection & Monthly statement of acct Chasing of non-payment Key Holding Service for Emergencies 	<p>12% (10% + VAT) of monthly rent +£300 fixed set up fee</p> <ul style="list-style-type: none"> All of the Let Only & Rent Collection services plus: Maintenance line for your tenants Arrangement of emergency or repair works Detailed property checks every 6 months with photos
<p>Set up Cost Fixed Fee: Butler's charge a competitive one off, set-up fee across all service levels.</p> <ul style="list-style-type: none"> Secure a holding deposit from the tenant and providing all forms for referencing. Full referencing of all tenants including; credit check, proof of income and landlord refs if applicable. Also reference Guarantors when necessary. Conduct Right to Rent checks on all incoming tenants. Drawing up the tenancy agreement Registering Security Deposit <p>Total £300 (£250 + vat)</p>		

Additional Services & Charges

Butler's believe in trying to be as transparent as possible but despite our best efforts, government legislation is such that letting your property can be a minefield of legal requirements and compliance, so below are some optional extras to make letting your property as smooth as possible. Note items marked with an * may be automatically charged in the case of Fully Managed properties.

Smoke & Carbon monoxide Alarms (All charges are inclusive of VAT)

Smoke Alarm, Supplied Fit & Test to legal standards	£35
C02 Alarm, Supplied Fit & Test to legal standards	£35

Inventory & Check In (All charges are inclusive of VAT)

	Un-furnished	Furnished	Check-Out
Studio/1 bedroom	£180	£192	£144
2 bedroom	£192	£204	£156
3 bedroom	£204	£216	£168
4 bedroom	£228	£240	£192
5 bedroom	£252	£264	£204

Deposit (All charges inclusive of VAT)

Process a claim where we do not provide a full management service	£72 Per Hour
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Rent Increases (All charges are inclusive of VAT)

Issuing Section 13 Notice	£144
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Additional Charges (All charges are inclusive of VAT)

Tax Administration for non UK residents with no HMRC approval	£72
Annual Tax administration charge for non UK residents with HMRC approval per quarter	£120
Right to Rent Follow up Checks (Non-Managed)	£60 per tenant
Key Cutting	£12 Per Key
Additional Property Visits	£120
Vacant Property Service	£120 per month
EICR (Electrical Inspection Condition Report)	Written quote on request
Arrange a redecoration/refurbishment based on the total net invoice of works	12%
Obtaining Quotes Non Managed Properties	£100 Per Quote
Sourcing Instruction Manuals	£72
Court Attendances Per Day	£420
Arranging of EPC	£108
Gas Safety Certificate	£96
PAT Testing	£75-85
Legionella Risk Assessment	£80
Changes to Tenancy Agreement	£175