

# FEES

## MANCHESTER

UPDATED 1<sup>ST</sup> JUNE 2018



26 Ashbourne Grove  
Salford  
M7 4DD  
salford@greenco.co.uk  
0161 708 8629

### LANDLORD MANAGEMENT FEES

**Full management**.....10% +VAT

#### Letting fee if managed

Rents up to £500 PCM.....£350 +VAT (£420 inc. VAT)  
Rents up to £750 PCM.....£450 +VAT (£540 inc. VAT)  
Rents up to £1000 PCM.....£500 +VAT (£600 inc. VAT)  
Rents above £1000 PCM.....£600 +VAT (£720 inc. VAT)

#### Extra services

Additional property visits.....£30 +VAT (£36 inc. VAT)  
EPC.....£60 +VAT (£72 inc. VAT)  
Gas Certificate.....£60 +VAT (£72 inc. VAT)  
Maintenance works overseeing fee  
.....10% +VAT (12% inc. VAT)

#### Preparation of services and notices

Preparation of landlord licence.....£200 +VAT (£240 inc. VAT)  
Preparation of HMO licence.....£300 +VAT (£360 inc. VAT)

#### Let only fees

80% of the first month's rent + VAT  
Check out fee.....£80 +VAT (£96 inc. VAT)

#### Commercial letting fee

Minimum of £1000 or 1 month's rent +VAT  
whichever is greater.

#### Insurance claims

20% of the total claim

#### Court attendance fee

£50 per hour +VAT (£60 inc. VAT)  
(agreement can be made before)

#### Land registry fee

£5 +VAT (£6 inc. VAT)

#### Quarterly Return

(arranged for Accountant and HMRC)

£100 +VAT (£120 inc. VAT) per property

### TENANTS FEES

Referencing and admin fee.....£200 +VAT (£240 inc. VAT)  
Late rent charge (after 72 hours of the due date)  
.....£20 +VAT (£24 inc. VAT)  
Replacement key.....£15 +VAT (£18 inc. VAT)  
Renewal of AST.....£150 +VAT (£180 inc. VAT)  
Abortive tenancy fees.....£350 +VAT (£420 inc. VAT)

