

ANDWELL & CO

FEES TO LANDLORDS

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(all fees inc. VAT)

Letting Service

10.2% of rent

Includes:

- Finding a tenant
- Carrying out accompanied viewings
- Marketing the property and advertising on the relevant portals
- Providing tenant with method of payment
- Referencing and background checks on tenants
- Deduct any pre-tenancy invoices
- Making any HMRC deductions and providing tenant with the NRL8 (if relevant)

e.g. If the tenancy is 12 months and the rent is £2,000 per month, the fee calculated shall be 10.2% of the annual rent, so the fee will be £24,000
Minimum commission charge is £2,448.

10.2% commission + £288 administration fee will also be due on every tenancy renewal

Rent Collection Service

14.5% of rent

Includes:

Lettings services plus:

- Monthly rent collection on your behalf, ensuring timely payments.
- Direct payment into your bank account or via chosen payment methods.
- Rent reminders and follow-ups with tenants to ensure consistent payment.
- Monitoring of overdue rent and proactive communication with tenants regarding arrears.
- Legal support in chasing outstanding payments if necessary, including serving notices.
- Professional handling of eviction procedures if rent remains unpaid for extended periods.
- Regular updates on arrears status and actions taken to recover payments.

e.g. If the tenancy is 12 months and the rent is £2,000 per month, the fee calculated shall be 14.5% of the annual rent, so the fee will be £3,480.
Minimum commission charge is £1,500.

14.5% commission + £288 administration fee will also be due on every tenancy renewal

Fully Managed

15.6% of rent

Includes:

Lettings services plus:

- Ensuring the landlord complies with their statutory obligations
- Collecting and remit the monthly rent received
- Pursuing non-payment of rent and provide advice on rent arrears actions
- Deducting commission and other works
- Advising all relevant utility providers of changes
- Undertaking two property visits per annum and notify landlord of the outcome
- Arranging routine repairs and instruct approved contractors
- Holding keys throughout the tenancy term
- Deposit dilapidation negotiations

e.g. If the tenancy is 12 months and the rent is £2,000 per month, the fee calculated shall be 15.6% of the monthly rent, payable from the monthly rent the fee will be £312 per calendar month. Minimum commission charge is £100 per calendar month.

15.6% commission + £288 administration fee will also be due on every tenancy renewal.

FEES TO LANDLORDS Additional

non-optional fees and charges (irrespective of level of service):

Tenancy agreement £288

Drawing up the tenancy agreement and issuing the relevant paperwork.

Reference fee (ASTs only) £40 per tenant

Processing the application and referencing.

Permitted occupant check fee (ASTs only) £25 per occupant over 18

We must check every occupant over 18 has the legal right to rent in the UK.

Guarantor fee, if required (ASTs only) £50 per guarantor

Processing the application and referencing.

Deposit registration fee (ASTs only) £48 Registering landlord and tenant details and protecting the deposit with the Tenancy Deposit Scheme.

Inventory arrangement fee

Is dependent on size and content of the property, minimum charge is £100

Check out arrangement fee (ASTs only) £60

Covering Andwell & Co's role in organising the check out and, where applicable, preparing the schedule of dilapidations, liaising between you and your tenant and making recommendations.

Check out cost (ASTs only)

Is dependent on size and content of the property, minimum charge is £100

Sale of the property to the tenant 1.8%
of the sale price

Additional property visits £90

To attend as necessary for specific requests such as to monitor the tenancy or any maintenance-linked visit.

Submission of non-resident landlord's receipts to HMRC £540 annually

To remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC. Make any HMRC deduction and provide landlord with the NRL6 (if relevant).

Arrangement fee for refurbishments over and above day to day management (if managed) 12% of net cost (minimum fee of £180). Arranging access and assessing costs with contractor, ensuring work has been carried out in accordance with the specification of works, retaining any warranty or guarantee because of any works.

Vacant management fee (if instructed)

£138 per visit

Visit the property at least every two weeks and maintain utility bill accounts.

Court attendance £300 per hour

Obtaining consents £84 per document

Arranging and obtaining the EPC £150
includes the cost of the EPC.

For a full list of fees please refer to our Terms and Conditions. If you have any questions, please ask a member of our team.

Andwell & Co are a member of the Property Redress Scheme and has Client Money protection with UKALA

ANDWELL & CO

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Andwell & Co is a company registered in England and Wales. Registered number: 15903171. VAT Number:

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