

ARDEN & WAY

Arden & Way Ltd is currently not VAT registered. If we become VAT registered, VAT will be charged on applicable fees from the date it becomes chargeable. Contractor VAT is reflected in the contractor's invoice/quote.

- ☐ Introduction Service — 1 month's agreed rent
- ☐ Fully Managed Service — 10% of monthly rent
- ☐ Rent Guarantee Service — 18% of monthly rent

Landlord Fees

Pre Tenancy Landlord Costs	FEE
Energy Performance Certificate (EPC)	£115
Gas Safety Certificate (GSC)	£100
Electrical Safety Certificate (EICR)	£250
Installing smoke alarms and carbon monoxide detectors	£60 per device

Landlord Fees

Start of tenancy fees	FEE
Set-up fees (Includes ID checks, Right-to-Rent check, paperwork preparation, arranging the signing of the tenancy agreement, deposit registration and an inventory (Fully Managed and Rent Guarantee Service.)	£300
Registration of deposit - Introduction Service only (when collected) (Includes registering Landlord and Tenant details and protecting the security deposit with a Government authorised Scheme. Providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.)	£80
Landlord withdrawal fees (This fee covers the costs associated with the marketing, advertising and tenancy setup, should the landlord withdraw from the tenancy before the tenancy has commenced, terms have been agreed and holding deposit paid.)	£500
During Tenancy Fees FEE Energy Performance Certificate (EPC)	£115
Additional property visits (Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.)	£60
Rent Increase (Includes negotiation, serving section 13, amending and updating terms and arranging for the signing of a further tenancy agreement.)	£75

Right-to-Rent follow-up check (Includes undertaking a repeat check in person on a time-limited visa in accordance with the Immigration Acts 2014 and 2016. Notifying the Home Office should an illegal over-stayer be identified. This does not apply to the Tenant Find service.)

£60

Landlord withdrawal fees (during tenancy) (Transfer of management / landlord takes management back)

6 weeks rent

Contractor commission (To cover the costs associated with arranging and facilitating the visit of a vetted, professional tradesperson.)

10%

End of Tenancy Fees

FEE

Tenancy dispute fee (Includes the costs associated with submitting the case to the tenancy deposit scheme, as well as dealing with all correspondence relating to the dispute. Fully Managed service only.)

£150

Service of Section 8 Notice

£125

Other Fees and Charges

FEE

Court attendance fees

£150 a day

Key Cutting

Cost of Invoice

Other Fees and Charges

FEE

Deposit transfer fees (Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated.)

£50

If, during the tenancy or within six months following its end, the Tenant enters into a contract to purchase the property, a fee is immediately due to the Agent. This fee is payable upon completion of the purchase, regardless of whether negotiations were conducted by the Agent.

1 % minimum £2,000

Tenant Fees

Holding Deposit - £200 To reserve the property. Deducted from first month's rent

Tenancy Deposit - between 1 months rent - 5 weeks rent. Held in a government-approved deposit scheme

Rent - As agreed. Paid monthly in advance

Change of Tenant Fee - £50 If you request a change to the tenancy agreement

Late Rent Payment Interest - 3% of rent. Charged after 14 days overdue, per day

Lost Key - COST OF REPLACEMENT invoice provided

This Schedule is intended to make the principal charges clear before instruction.

