bernills
real estate services

Landlord – Schedule of Fees

Full Management Service	<u>Tenant find and tenancy set up</u> 50% (60% including VAT) of the normal monthly rent. One off fee payable at the start of each tenancy. Minimum fee is £550 (£660 including VAT) <u>Ongoing management</u> 12% (14.4% including VAT) of the normal monthly rent, payable monthly. Minimum monthly fee of £100 (£120 including VAT).
Rent Collection Service	<u>Tenant find and tenancy set up</u> 50% (60% including VAT) of the normal monthly rent. One off fee payable at the start of each tenancy. Minimum fee is £500 (£600 including VAT) <u>Ongoing rent collection</u> 10% (12% including VAT) of the normal monthly rent, payable monthly. Minimum monthly fee of £85 (£102 including VAT).
Tenant-find and tenancy set up only	<u>100% (120% including VAT) of the normal monthly rent.</u> One off fee payable at the start of each tenancy. Minimum fee is £1,000 (£1,200 including VAT)

Other fees	Full management and rent collection	Tenant-find and tenancy set-up only
Inventory and check in	From £100 (£120 including VAT)	From £150 (£180 including VAT)
Protect tenant deposit	£35 (£ including VAT)	£50 (£60 including VAT)
Tenancy renewals	£120 (£144 including VAT)	£160 (£192 including VAT)
End of tenancy check out	£100 (£120 including VAT)	£120 (£144 including VAT)
New tenancy set up only	25% of monthly rent (£250 min)	50% of monthly rent (£500 min)

Miscellaneous (inclusive)

Gas safety Inspection – From £75
AML checks - £25 per person
Non-resident HMRC returns - £100 per person per annum
Court attendance - £350 per day or part thereof
Section 21 notice - £60
Oversee works over £500 – 12.5% of contractor's invoice value
Aborted Instruction – Fees of £550 would be due to Bernills where a landlord withdraws from our service after agreeing to proceed with ready, able and willing prospective tenants. Fees cover the cost of marketing, viewings and general administrative work completed.

We are not currently VAT-registered but will proceed with registration once we exceed the threshold. At that point, we will begin charging VAT accordingly.