

WOODS

Lets Move

IS AN ARLA LICENSED MEMBER
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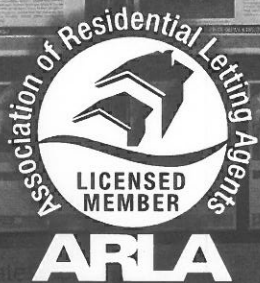
CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



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FEES TO: LANDLORDS

www.woodshomes.co.uk

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Deposit Registration Fee:	£ NIL
<ul style="list-style-type: none">Register landlord and tenant details and protect the security deposit with a Government-authorized SchemeProvide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy	
Additional property visits:	£ 42.00 (inc VAT)
<ul style="list-style-type: none">To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit	
Submission of non-resident landlords receipts to HMRC	£12.00 (inc VAT) quarterly
<ul style="list-style-type: none">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	
Arrangement Fee for works over £500.00	10% of net cost
<ul style="list-style-type: none">Arranging access and assessing costs with contractor;Ensuring work has been carried out in accordance with the specification of worksRetaining any warranty or guarantee as a result of any works	
Arrangement fee for refurbishments over £500.00	10% of net cost
<ul style="list-style-type: none">Arranging access and assessing costs with contractor;Ensuring work has been carried out in accordance with the specification of worksRetaining any warranty or guarantee as a result of any works	
Obtaining more than two contractors quotes	£18.00 (inc VAT) per quote
Rent Review Fee	F.O.C.
<ul style="list-style-type: none">Review rent in accordance with current prevailing market condition and advise the landlordNegotiate with tenantDirect tenant to make payment change as appropriateUpdate the tenancy agreementServe Section 13 Notice if tenancy is on a rolling monthly basis	
Renewal Fee (landlords share)	£60.00 (inc VAT)
<ul style="list-style-type: none">Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	
Checkout Fee (landlords share)	F.O.C
<ul style="list-style-type: none">Agree with tenant check out date and time appointmentInstruct inventory provider to attendNegotiate with landlord and tenant any disbursement of the security depositReturn deposit as agreed with landlord and tenant to relevant partiesRemit any disputed amount to Scheme for final adjudicationUnprotect security depositInstruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items	
Court Attendance	£60.00 (inc VAT) per hour

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF