

# Easymove Landlord Fees



Every landlord is important to us, and we ensure they receive a personal service from experienced letting agents with in-depth local knowledge. Our agents are well-qualified and equipped to manage all matters effectively on their behalf.

We understand that many clients have unique requirements, so our range of services is tailored to suit individual needs. As a result, we do not offer a fixed commission rate. Instead, our fees remain competitive while upholding our high standards of service.

While a general guide to our fees is available, we encourage landlords to contact our lettings department to explore bespoke options. We also offer free market appraisals and tailored commission quotes, designed to meet the specific needs of each landlord.

| Service Packages                                                                                                                                                                                                                                                                                                                                              | Fee's exclusive of VAT                        | Fees Inclusive of VAT                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|
| <b>Let Only Service &amp; Rent Collection Service</b> – Let only service, organising of gas certificates*, organising of energy performance certificate*, organising electrical safety certificate*, organising of inventory & check-in*, Property Inspections*, informing utility companies of the change of occupier, rent collection & monthly statements. | Start-up Cost £499 and 10% of rent of payable | Start-up Cost £598.80 and 12% of rent payable    |
| <b>Full Management</b> - including property visits, hold management set of keys, advise all utility providers of changes, rent collection with monthly statements, annual rent appraisals, it includes the pursuance of non-payment of rent and providing advice on rent arrear actions, check-in, check-out, tenant right to rent checks, tenant AML checks  | Start-up cost £499 and 14% of rent payable    | Start-up Cost £598.80 and 16.80% of rent payable |

\*Fees apply, please contact a member of our staff for further details

| Other Charges                                                                                                                                                                                                                                                                                                                                                            | Fee's exclusive of VAT     | Fees Inclusive of VAT              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------|
| <b>Deposit Registration</b> - All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a government-authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy. * Only applies under the full management service | £50                        | £60                                |
| <b>Property Inspection where the property is not managed by Easymove</b> - Visit to the property and report to Landlord, per visit                                                                                                                                                                                                                                       | £99                        | £118.80                            |
| <b>Management Take Over</b> - taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, receiving and protecting the security deposit* and providing all necessary legal documentation to the tenant.                                                                                                                     | £499 & 14% of rent payable | £598.80 and 16.80% of rent payable |
| <b>Check-in &amp; Check-out</b> - Detailed Schedule of Condition and Condition Documented with Photos. Price is subject to size of the property and number of rooms.                                                                                                                                                                                                     | £200 - £400                | £240 - £480                        |
| <b>Tenancy Variation</b> - Advising on rental adjustments, negotiating terms, and formalising agreed changes between landlord and tenant.                                                                                                                                                                                                                                | 4%                         | 4.8%                               |
| <b>Section 13 Notice*</b> – Review market rent and serve a Section 13 notice.                                                                                                                                                                                                                                                                                            | £250                       | £300                               |
| <b>Deposit Dispute</b> - Upon your tenants registering a dispute, advise you on the details of your tenants claim, formulate your response and submit this to the adjudicator with appropriate evidence for final adjudication. * Only applies on the Full Management Service                                                                                            | £250                       | £300                               |
| <b>Section 8 Notice Administration</b> – Liaising with appointed solicitors for the preparation and service of a Section 8 notice.                                                                                                                                                                                                                                       | £200                       | £240                               |
| <b>Court Attendance (Per Hour)</b> - Attendance at court or tribunal as a factual witness on the landlord's behalf. This does not constitute legal representation or legal advice.                                                                                                                                                                                       | £100 per hour              | £120 per hour                      |

\*Additional Fees apply, please contact a member of our staff for further details

Easymove does not provide legal advice or legal representation. Any court attendance is strictly in the capacity of a factual witness/agent only.

Independent redress provided by: The Property Ombudsman (TPOs)

Client money protection (CMP): Client Money Protect, Membership No- CMP004756

Tenancy Deposit Protection Scheme: MyDeposits.co.uk

