



KEMPTONS

LANDLORD AND TENANT FEES



LANDLORD FEES



Kemptons are members of The Property Ombudsman independent redress scheme.

LANDLORD FEES

Description	Fee*
Letting Service Fee	6%
Rent Collection Fee	7%
Fully Managed Fee	8%
Administration Fee – Original Setup	£350.00
Extension Set Up (fee shared with tenant) production of extension tenancy agreement	£40.00 (each)
Withdrawal from entering into a tenancy having instructed Kemptons to proceed – Administration Fee	£360.00
Paper copies of Statements of Account	£0.00
Tax retention and completion of documentation for HMRC	£45 per annum
Administration fee for the provision of NRL gross annual income and expenditure statement to HMRC	£30.00
Provision of a statement showing gross income and expenditure for the year	£0.00
Negotiations of deductions from Deposit (not Fully Managed)	£95.00
Attendance of Court/Tribunal	£120.00 a day
Service of Notices Administration Fee (including Section 8 or 21) not Fully Managed	£65.00
Additional Property Inspections (Fifth inspection in one year is charged for)	£40.00
Wait at property for Landlord appointed Contractor following an arranged appointment	£0.00
Undertake partial or total furnishings for the property – Administration Fee	£150.00
Key Cutting Administration Charge	£0
Annual Gas Safety Administration Charge	£0
Annual Gas Certificate	£110.00
Energy Performance Certificate	On request
Inventory Make & Check-in/out	On request

TENANT FEES



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Holding <u>Deposit</u> - One week's rent - to reserve a property.	This will be refundable unless: the applicant withdraws from the tenancy, fails a Right-to-Rent check, provides materially false or misleading information, or fails to sign their tenancy agreement within 15 calendar days (or other deadline as mutually agreed in writing).
Deposit- Rent under £50,000 - Five weeks' rent	This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.
Deposit – Annual rent of £50,000 or over - Six weeks' rent	This is money held as security for damages or defaults of a tenant throughout the tenancy (secured in a government approved deposit protection scheme) and will be refundable at the end of the tenancy.
<u>Late payment of rent</u>	Interest at 3% above the Bank of England Base Rate for late payment of rent (i.e. more than 14 days overdue) from the due date until paid.
<u>Lost Key(s) or other Security Device(s)</u>	Tenants will be liable for the actual cost of replacing lost keys or other security device.
Variation of Contract - (Tenant's Request) <u>including a request for a change of sharer</u>	To cover the costs of taking landlord's instructions and preparation of new contract capped at £50.00 or reasonable costs if higher.
Early Termination - (Tenant's Request)	Following the request of an early termination to the tenancy the tenant shall be liable to the landlord's/agent's reasonable costs in re-letting the property (including the rent due) until the start date of the replacement tenancy.