

Pennvale - Landlord fees explained

Before tenancy start

- Land Registry Check (whereby Landlord cannot provide proof of Ownership) - £7.20
- Energy Performance Certificate - £50.00
- Landlords Gas Safety Certificate - £69.96
- Portable Appliance Test (PAT) - £90.00
- Electrical Installation Condition Report (EICR) - £158.40
- Preparation of the Tenancy Agreement - £72.00
- Compilation of the Inventory & Check-In report - Cost varies
(pricing dependent on the size and furnishing status of the rental accommodation – enquire within)
- Deposit Registration with the Tenancy Deposit Scheme (TDS) - £14.00
- Check Smoke and/or CO Detectors on behalf of the Landlord (for tenancy start) - £48.00 per visit
- Amendment to the Tenancy Agreement (after being fully prepared prior) - £35.00ea
- Maintenance Float for Managed Landlords (UK Based) - £500.00
- Maintenance Float for Managed Landlords (Non-UK Based) - £750.00
- Withdrawal from a Let once a Tenant has been introduced - £540.00

During your tenancy

- Negotiation of Renewal Terms and Preparation of Tenancy Agreement (per tenancy) - £60.00
- Key Cutting - Total Invoice Cost plus Handling Fee of £12.50
- Overseeing of general Maintenance and Repair works (for non-managed Landlords) –
Total invoice costs plus 8%+VAT (9.6%) OR £72.00 (whichever is greatest) Handling Fee
- Property Management during Void periods - £96.00 or 7%+VAT (8.4%) of the last agreed rental level (whichever is greatest – payable monthly)
- Property Visits (including additional visits for Managed Landlords) - £84.00
- Pennvale to Accompany a Contractor at the property - £80.00 per hour
- Quarterly returns to HMRC for overseas Landlords whilst awaiting the NRL number - £90.00
- Annual tax return for overseas Landlords - £120.00

For tenancy end

- Preparing and Serving a Section 21 (Form 6A) notice - £80.00

Other fees that may apply

- Interest against Invoices and/or Fees outstanding by 10+ working days - 1.5% above the Bank of England Base Rate from date due

NB: All costs quoted above are inclusive of VAT. Should you have any queries, please do not hesitate to contact a member of the team.