

Henderson Connellan Landlord Fees

Henderson Connellan offers two types of service to our landlord: Fully Managed Service and a Let Only Service. The fees for these services can vary dependant on the individual circumstances.

Additional Fees and Charges:

Set Up Fee: from £358.80 (inc VAT)

Arrangement Fee for Maintenance Works: NO CHARGE

Duplicate Statements: NO CHARGE

Section Notices: NO CHARGE

Inventory: reporting the condition of the property at the start of a tenancy, the costs for this are calculated on a sliding scale and start from £150.00 (inc VAT)

Deposit Protection Fee: protect the security deposit with a Government-authorized Scheme £48.00 (inc VAT) (This fee only applies to our Let Only service as it is included in our Fully Managed Service)

Tenancy Renewal Fee: £60.00 (inc VAT) contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Regulation Provisions/Checks

Gas Safety: £89.99 (inc VAT) Annually

EPC: £89.99 (inc VAT) (It is a legal requirement for a current EPC to be available at the time of marketing the property and the tenancy duration. The EPC rating has to be E or above)

Legionnaires Risk Assessment Report: £118.80 (inc VAT)

Smoke and Carbon Monoxide Testing: £12.00 (inc VAT)

Unoccupied Properties

Henderson Connellan is not responsible for the maintenance or management of unoccupied properties. During vacant periods, if works are required to be arranged/organised by Henderson Connellan, a fee of £25 (inc VAT) will be charged per visit.

Court Attendance

If we are required to attend court on your behalf, a charge of £180.00 per half day or part of thereof inc VAT will be due.

CANCELLATION

Right to cancel – You have the right to cancel this contract within 14 days of the date of your signature in your home in the presence of a representative from Henderson Connellan.

Should you wish to take management of the property back whilst the tenant is still in situ, commission is payable at:

Management Fee 15% inclusive of VAT of the monthly rental amount for a 12 month period in one lump sum – e.g., £525 monthly rental x 15% = £78.75 inclusive of VAT

Henderson Connellan are associated with Client Money Protect.

Henderson Connellan is a member of The Property Ombudsman Scheme. The Property Ombudsman website can be found at www.tpos.co.uk

