

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, dependent on the individual circumstances.

Set Up Fee: £598.80 (inc. Vat)

Additional Fees and Charges:

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-authorised 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: £108.00 (inc. VAT) contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Regulation Provisions/Checks:

Gas Safety: £109.99 (inc. VAT)

EPC: £125.00 (inc. VAT) (It is a legal requirement for a current EPC to be available at the time of marketing the property)

Legionnaires Risk Assessment Report: £99.99 (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 (inc. VAT) per half day or part of thereof will be due.

Other Fees:

Arrangement Fee for Maintenance Works: No charge.

Duplicate Statements: Copy Period Statement outside of normal tax year £10.00 (inc. VAT).

Section Notices: Legal Proceedings from £1000 (plus VAT), and S21 Notice from £150 (plus VAT).

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. Total payment - £78.75 x 12 = £945 (inc. VAT)

Henderson Connellan is a member of Client Money Protect (CMP)

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

