



# STANDARD LANDLORD FEES

(FEES ARE BY NEGOTIATION AND AGREEMENT WHERE MORE THAN ONE PROPERTY IS INVOLVED)

|                                    |   |   |
|------------------------------------|---|---|
| <b>LETTING</b>                     | Including marketing (both internet and local paper), viewings, negotiations with prospective tenant, reporting to you, preparing and serving notices, securing references, organising tenant agreement signature, collecting rent and deposit, registering deposit and remitting rent to you.   | 10% of first year's rent + VAT (12% gross)  |
| <b>LETTING &amp; MANAGEMENT</b>    | As above, with setting up method and payment, securing rent and dealing with non-payment of rent (excluding court action), inspecting the property at least annually, dealing with minor and on-going repairs and maintenance (excluding large scale building works or refurbishment), preparing accounts for your taxation return, remitting net rent to you on a regular basis as agreed. | 15% of first annual rent + VAT (18% gross) thereafter 10% of subsequent annual rent (12% gross) |
| <b>BUILDING SURVEYING SERVICES</b> | Inspection, reporting to you, preparing agreed specification for the building works required, securing tenders from approved contractors and on your instructions supervising work to practical completion.   | 8% of contract price + VAT (9.6% gross)   |

## Notes:

*Clients' money is held in a discrete account at NatWest Bank which is protected under the RICS Client's Money Scheme.*

*RH & RW Clutton has an RICS compliant complaints scheme and is also a member of the Ombudsman Services:Property PO Box 1021 Warrington WA4 9FE.*