

H
Hanover



Fees to Landlords

Level of service offered:

Letting Service:

Sole Agency:
8% plus VAT (9.6% inc VAT) of the annual rent for the initial term of the contract.

Multi Agency:
10% plus VAT (12% inc VAT) of the annual rent for the initial term of the contract.

N.B. If the length of the initial contract term is for 2 years, our fee will be taken for 2 years in advance.

Full Management Service:

(In association with Home Minders)
5% plus VAT (6% inc VAT) of the annual rent for the initial term of the contract plus a one-off charge of £275 plus VAT for the preparation and administration of the new tenancy agreement, AML checks and referencing administration.

Renewal Commission:

7% plus VAT (8.4% inc VAT) of the annual rent - for the second term.

6% plus VAT (7.2% inc VAT) of the annual rent - for any subsequent renewal terms.

	Letting Service	Full Management Service
Provide a market appraisal and agree asking price	✓	✓
Marketing the property and advertise on all major portals	✓	✓
Conducting viewings	✓	✓
Negotiating a tenancy	✓	✓
Taking a holding deposit	✓	✓
Full credit check and references	✓	✓
Right to Rent checks	✓	✓
Creating the tenancy agreement	✓	✓
Organising electrical safety inspection (if required)	✓	✓
Organising gas safety inspection (if required)	✓	✓
Arranging an inventory, check in and professional clean (if required)	✓	✓
Registering deposit monies with the Tenancy Deposit Scheme	✓	✓
Provide tenant with method of payment	✓	✓
Deduct any pre-tenancy invoices	✓	✓
Make any HMRC deduction and provide tenant with NRL8 (if relevant)	✓	✓
Negotiating any renewal of the tenancy and prepare the renewal agreement	✓	✓
Collect and remit the monthly rent received		✓
Deduct commission and other works		✓
Provide periodic landlord statements in line with rental payments		✓
24-hour emergency cover		✓
Arranging payment of outgoings i.e. service charges, professional fees etc.		✓
Deduct commission and other works		✓
Ensure the landlord complies with their statutory obligations		✓
Advise all relevant utility providers of your new tenants details, where applicable		✓
Arranging Rent & Legal Protection Insurance, if required		✓
Undertake quarterly inspection visits and report to the Landlord		✓
Arranging repairs and maintenance as required and obtain approval from the Landlord for expenditure in excess of £100 and will obtain two quotations for any substantial works required		✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓
Hold keys throughout the tenancy term		✓
Negotiating any potential deductions from the tenancy deposit		✓

Additional non-optional fees and charges



Inventory, check-in, check-out and electrical report (EICR)*

This is a Third-Party charge and is dependent on the number of bedrooms and/or size of the property. An illustration is below:

	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5+ bedroom
Inventory/ check-in	£200.00	£240.00	£280.00	£320.00	£380.00	£400.00
Check-out	£150.00	£200.00	£200.00	£200.00	£220.00	£240.00
Electrical Report (EICR)**	£240.00	£240.00	£300.00	£300.00	£380.00	£400.00

**Based on a single fuse board

Professional clean (if required)*

This is a Third-Party charge and is dependent on the number of bedrooms and/or size of the property. An illustration is below:

Number of bedrooms	Price
Studio	£225.00
One bedroom	£285.00
Two bedroom	£320.00
Three bedroom	£395.00
Four bedroom	£495.00
Five+ bedroom	£595.00

Certificates and testing*

These are Third-Party charges and dependent on the supplier used. Approximate prices are below:

Service	Price
Gas Safety Certificate	£100.00
Carbon monoxide alarm installation (plus £50.00 per alarm)	£100.00
Smoke alarm installation (plus £50.00 per alarm)	£100.00
EPC	£80.00
PAT Test	£150.00

*Please note prices are inclusive of VAT



Whilst meeting industry expectations

For your utmost peace of mind we are members of the ARLA & NAEA Propertymark, The Property Ombudsman, and Client Money Protection Scheme.



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