

Matthews of Chester

LANDLORD FULL SCHEDULE OF FEES

Matthews
CHESTER

LANDLORD FEES		
CORE FEES	Letting Service	Managed Service
Upfront Marketing Fee payable from 1 st months rent	£120 (net £100)	Minimum £660 (net £550) Maximum 90% of First Months Rent (net 75%)
Service Fee payable monthly	7.2% (net 6%)	12% (net 10%)
Tenancy Renewal Fee payable on execution of agreement	£234 (net £195) Student - £540 (net £450)	£174 (net 145) Student - £540 (net £450)
Referencing Fee payable from 1 st months rent	1 tenant - £78 (net £65) 2 tenants - £144 (net £120) 3 tenants - £192 (net £160) 3+ tenants £228 (net £190) Guarantor £78 (net £65)	1 tenant - £60 (net £50) 2 tenants - £99.90 (net £83.25) 3+ tenants - £210 (net £175) Guarantor - £60 (net £50)
ADDITIONAL FEES MAY APPLY	Letting Service	Managed Service
Initial Deposit Registration	£70.80 (net £59)	No additional charge
Withdrawal Fee for Failed Tenancy Start	£300 (net £250)	
Withdrawal Fee post Tenancy Commencing	£300 (net £250)	
Renewing Registration in Subsequent Years	£70.80 (net £59)	
No Deposit Scheme	£40.00 (net £33.33) per annum	
Compliance Checks and Certificates		
Gas Safety Record	£95 (net £79.16)	
Smoke Alarms & Carbon Monoxide Certificate	£19.99 (net £16.65)	
Gas Safety Record & Smoke Alarms/Carbon Monoxide Certificate	£114.99 (net £96)	
Heating and Hot Water Annual Servicing	£118.80 (net £99)	
Electrical Installation Condition Report (EICR)	£225 (net £187.50)	
Portable Appliance Test (PAT)	£115 (net £95.83)	
EICR & PAT	£290 (net £241.66)	
Legionella Risk Assessment	£119.88 (net £99.90) (£99 if tenancy is managed) (net £82.50)	
Energy Performance Certificate (EPC)	£98 (net £81.66)	
Obtaining Head Lease and/or clarification of ownership via the Land Registry	£37.98 (net £31.65)	
Compliance Packs (of monthly rental income)		
Compliance Package A includes Gas Safety Record Portable Appliance Test Smoke and Carbon Monoxide Certificate Legionella Risk Assessment	Compliance Package A (properties with Gas) £263.89 (net £219.90) Compliance Package A (properties with Gas) +EICR £462.89 (net £385.74)	
Compliance Package B includes Portable Appliance Test Smoke and Carbon Monoxide Certificate Legionella Risk Assessment	Compliance Package B (properties without Gas) £184.89 (net £154) Compliance Package B (properties without Gas) +EICR £383.89 (net £319.90)	
HMO		
Licence application fee (HMO/Additional/Selective)	£300 (net £250)	
Fire Risk Assessment	£252 (net £210)	
Fire Detection Certificate	£174 (net £145)	
Emergency Lighting Certificate	£162 (net £135)	
Fire Detection and Emergency Lighting	£194.40 (net £162)	

Rent and Legal Protection	
Rents up to £2,500pcm	£29.99 per month (net £24.99)
Rents £2,500.01 - £5,000pcm	£35 per month (net £29.16)
Rents £5,000.01 - £7,500pcm	£55 per month (net £45.83)
Rents £7,500.01 - £10,000pcm	£65 per month (net £54.16)
Property Condition Assessments	
Inventory and Schedule of Condition on Property 1-4 Bedrooms	£234 (net £195)
Inventory and Schedule of Condition on Property 5+ Bedrooms	Individually quoted
Additional mid tenancy inspection	£30 (net £25)
Check out inspection	£60 (net £50)
Accounts	
Providing Copy of Monthly Statement BY POST	£30 (net £25)
Providing an Annual Statement for Tax Assessment	£70.80 (net £59)
International Bank Transfer Fee	£6 (net £5)
Income and Expenditure Report	£70.80 (£59)
LL Failure to Apply for Approval Number from Inland Revenue	£30 (net £25)
Penalties Levied on or by the Agent Due to a shortfall of funds	3% above Barclays Lending Rate
Submission of Non-Resident Landlord receipts to HMRC, to remit and balance the financial return to HMRC quarterly	£90 per quarter (net £75)
Misc	
Court / Bailiff Attendance (First 2 hours)	£114 (net £95)
Court / Bailiff Attendance (For Each Additional Hour)	£36 (net £30)
Visit to Property to Locate Meter or Access	£30 (net £25)
Caretaking of Empty Property at the Request of the Landlord (Please note: This service is not available for Let Only properties.)	£30 (net £25)
Arranging and Supervising Major Building or Refurbishment Work (Please note: Matthews of Chester employees are NOT qualified / trained Project Managers. This service is only available on Managed properties.)	12% of the total cost of the works (net 10%)
Energy Supplier Appointed by Matthews of Chester	No fee or £30 admin fee to opt out (net £25)
Dealing with Disputes from Non-Housing Act Tenancies (The Tenancy Deposit Scheme will make its independent alternative dispute resolution service available to you as our client.)	£600 (net £500) or 12% (net 10%) of the deposit, whichever is greater
Rent Review Fee Review & Service of Section 13	£60 (net £50)
Sales commission if tenant purchases property	Subject to negotiation
Additional Keys	£35 (net £29.17)