

Matthews of Chester

LANDLORD FULL SCHEDULE OF FEES

Letting Service	LANDLORD FEES			
Maximum 90% of First Months Rent (net 7: 50% (net 6%) 12% (net 10%) Tenancy Renewal Fee payable on execution of agreement	CORE FEES	Letting Service	Managed Service	
Tenancy Renewal Fee payable on execution of agreement Referencing Fee payable from 1" months rent Referencing Fee payable from 1" months rent 1 tenant - £78 (net £195) 1 tenant - £78 (net £120) 1 tenant - £78 (net £120) 1 tenant - £78 (net £120) 2 tenants - £190 (net £50) 2 tenants - £190 (net £50) 3 tenants - £190 (net £150) 4 tenants - £29 (net £190) Guarantor £78 (net £190) Managed Service	Upfront Marketing Fee payable from 1st months rent	£120 (net £100)	Minimum £660 (net £550) Maximum 90% of First Months Rent (net 75%	
E540 (net £450) Student = £540 (net £450) A tenant = £76 (net £450) A tenant = £76 (net £550) A tenant = £76 (net £50)	Service Fee payable monthly	7.2% (net 6%)	12% (net 10%)	
2 tenants - £144 (net £120) 3 tenants - £194 (net £150) 4 tenants £278 (net £190) 3 tenants £278 (net £190) Gurantor £78 (net £60) 4 tenants £278 (net £190) Gurantor £78 (net £60) 4 tenants £278 (net £190) Gurantor £78 (net £60) Withdrawal Fee for Failed Tenancy Start £200 (net £250) Withdrawal Fee post Tenancy Commencing £300 (net £250) Withdrawal Fee post Tenancy Commencing £300 (net £250) Withdrawal Fee post Tenancy Commencing £40,00 (net £250) Withdrawal Fee post Tenancy Commencing £500 (net £250) Withdrawal Fee post Tenancy Commencing £60,00 (net £233,33) 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 & £95 (net £79.16) Smoke Alarms & Carbon Monoxide Certificate £114,99 (net £96) Certificate (Fee) Electrical Installation Condition Report (EICR) £118.80 (net £99) Electrical Installation Condition Report (EICR) £225 (net £187.50) Portable Appliance Test (PAT) £115 (net £95.83) Electrical Installation Condition Report (EICR) £229 (net £21.66) Legionella Risk Assessment £119.88 (net £99.90) (£99 if tenancy is managed) (net £82.50) Dataining Head Lease and/or clarification of ownership via the Land Registry Compliance Package A (properties with Gas) £263.89 (net £21.99) Compliance Package A (properties with Gas) £263.89 (net £21.99) Compliance Package A (properties without Gas) £184.89 (net £35.74) Legionella Risk Assessment £263.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.99) Compliance Package B (properties without Gas) £184.89 (net £31.9	, , ,	, ,	, ,	
Initial Deposit Registration	Referencing Fee payable from 1 st months rent	2 tenants - £144 (net £120) 3 tenants - £192 (net £160) 3+ tenants £228 (net £190)	2 tenants - £99.90 (net £83.25) 3+ tenants - £210 (net £175)	
Withdrawal Fee for Failed Tenancy Start E300 (net £250) Withdrawal Fee post Tenancy Commencing E300 (net £250) Renewing Registration in Subsequent Years E70.80 (net £59) No Deposit Scheme £40.00 (net £33.33) per annum Compliance Checks and Certificates E19.99 (net £16.65) Smoke Alarms & Carbon Monoxide Certificate E19.99 (net £16.65) E114.99 (net £96) E114.99 (net £96) E114.99 (net £96) E118.80 (net £99) Electrical Installation Condition Report (EICR) E125 (net £19.50) Portable Appliance Test (PAT) E119.88 (net £99.83) EICR & PAT E290 (net £241.66) E119.88 (net £99.90) (£99 if tenancy is managed) (net £82.50) Energy Performance Certificate (EPC) E98 (net £81.66) Obtaining Head Lease and/or clarification of ownership via the Land Registry Compliance Packs (of monthly rental income) Compliance Packs Assessment Compliance Package A includes Gas Safety Record Portable Appliance Test Compliance Package B includes E263.89 (net £219.90) Compliance Package B (properties with Gas) £263.89 (net £219.90) Compliance Package B (properties without Gas) £184.89 (net £134.9) E1642.89 (net £385.74) E169 (net £385.74) E169 (net £385.74) E160 (net	ADDITIONAL FEES MAY APPLY	Letting Service	Managed Service	
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The Deceasion and Emergency Eighting ELDTITO (High LIDE)		, ,		

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	£234 (net £195)	
Bedrooms 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)	