



Simply Let Dorset Ltd Landlord's fees are detailed below

***Simply Let Dorset Ltd's fees are VAT inclusive.**

****Contractor's costs are subject to change and are dependent on property size and works completed. They may also be subject to VAT.**

Documents are mandatory, but will not be duplicated if already in place

1) Management fees

a) Full management fee:

The full management fee totals to between 12-16% of monthly property rent (dependent on property type). The services covered by this fee include collection of rent from tenant(s), provision of rent to the Landlord within 14 days, provision of a detailed monthly Landlord's statement, regular rental inspections, implementation of rent increases and arranging & chasing property maintenance. Simply Let Dorset Ltd provides continuing/rolling tenancies and arrears chasing.*

I. Tenant finder fee:#

Tenant finder fee is £425. This includes advising the Landlord on rental income, advertising the property, viewings, background check of prospective tenants, compiling and providing relevant paperwork and notifying utility companies of changes. This has increased as tenant fees have been abolished.*

II. Inventory fee (provided in both written and photographed format):#

- 1 bedroom (unfurnished): £85*
- 2 bedroom (unfurnished): £95*
- 3 bedroom (unfurnished): £105*
- 4 bedroom (unfurnished): £115*

More than one bathroom, kitchen, living room, utility room or garden, as well as multiple sheds/outbuildings: £20 each. For a furnished property, an additional £25* per room is payable. It is the Landlord's responsibility to ensure that all furniture provided meets the lawful regulations, and that both the property itself and any appliances provided are safe for use.*

III. Deposit registration cost: #

*The deposit registration cost is £30** and is determined and subject to change by the government-approved deposit scheme, MyDeposits. More information at <https://www.mydeposits.co.uk/about-us>.*

IV. Tenancy re-write fee:

A tenancy re-write will incur a fee of £60 and is available at the Landlord's request.*

V. Energy performance certification fee: #

There will be a fee of £0 in addition to a contractor's cost of approximately £30-100**.*

VI. Gas safety check fee: #

The gas safety check will incur a fee of £0* if using our contractor, or £35.00* if we use a contractor of your choice. There will be an additional gas safety engineer's fee of £45-80** and an optional additional £20-50** fee to have the boiler serviced on the same visit. Contractors costs will vary.

VII. Smoke alarms fee: #

There will be a fee of £0* in addition to a variable contractor's cost**. This service is only applicable where a property has no smoke alarms, old smoke alarms that require replacement or smoke alarms that do not fit lawful government regulations.

VIII. Co2 alarms fee: #

Supply of Co2 alarms will incur a fee of £20*.

IX. Electrical check fee: #

An electrical check will incur a fee of £0* if using our contractor, or £35.00* if we use a contractor of your choice. There will be an additional NEC EIC qualified engineer's fee of approximately £150** (dependent on property size and number of electrical components). This check is optional but is recommended, especially for older wiring.

X. PAT testing fee:

A full PAT test will incur a fee of £25* if using our contractor, or £35.00* if we use a contractor of your choice. There will be an additional PAT-qualified engineer's fee of £50 (minimum charge), plus £1 per tested item. It is the landlord's responsibility to ensure that all appliances provided are safe for use. Please refer to point (1bII).

XI. Legionnaire's disease water checks fee: #

A Legionnaire's disease water check will incur a fee of £25.00* if using our contractor, or £35.00* if we use a contractor of your choice. There will be an additional tester's fee of £70**. This check is only required if a property has an open water tank and is unoccupied for more than 30 days.

b) Let only fee #:

The let only fee is £550*. This is rarely available as Simply Let Dorset Ltd will prioritize fully managed properties. This includes advising the Landlord on rental income, advertising the property, viewings, background check of prospective tenants, compiling and providing relevant paperwork and notifying utility companies of changes. This has increased as tenant fees have been abolished. We also offer 'Let Only including Deposit holding & registration' & Inspections option £discuss according to requirements*

2) Administration for general repairs fee:

A fee of £0* per repair will be incurred if using a contractor chosen by the Agent, or of £35.00* if using a contractor of your choice. There will be an additional variable contractor's fee** to cover repairs. This fee covers arranging for the chosen contractor to visit the property to quote and complete works, and for the Simply Let Dorset Ltd team to settle accounts and add relevant documentation to the Landlord's statement.

3) Legal fees:

a) Eviction notice-serving fee:

An eviction notice-serving fee of £100* will be incurred if applicable, to include preparation and serving of a relevant lawful Eviction Notice in the case of tenant's payment defaulting or at Landlord's request.

b) Attending property with bailiff to evict fee:

The fee incurred for an Agent to attend the property with a bailiff is £75, with additional locksmith and bailiff's fees (approximately £100**and £175**, respectively).*

c) Assistance with preparing court papers fee:

The fee incurred for an Agent to assist with preparation of court papers is £125. Additional appropriate court fees will also be payable (approximately £375**). For more information, visit <https://www.gov.uk/court-fees-what-they-are>.*

d) Attending court proceedings fee (if allowed by court):

The fee incurred for an Agent to attend court proceedings relevant to the property is £75 for the first hour and an additional fee of £50* for each hour thereafter, to a maximum of £250* per day.*

4) Property checkout fee:

The property checkout fee is variable, equal to or less than the initial inventory fee (1A). This fee is now relevant as tenant's fees have been abolished. Services provided alongside this fee include the Agent completing a full inspection and check-out report to deal with matters of unforeseen damages/rent arrears, before resolving the release of the deposit from the authorized scheme.*

5) Overseas Landlord tax returns fee: #

The fee incurred to complete all necessary Inland Revenue forms for an overseas Landlord's tax return, as required by the tax office, and submit within given timescales via post, will be £60.*

6) Additional miscellaneous fees:

The fee incurred for additional miscellaneous services is charged at £75 per hour. This could include, but is not limited to, property hunting (with a view to purchase), property viewing (with a view to purchase) or any services that require the Agent to perform actions or communications outside of those outlined above.*