

Fee Schedule

	Tenant find	Rent collection (GOLD)	Fully managed (PLATINUM)
Flat or house (Single let)	1 months rent, minimum £500 plus VAT	9% plus VAT	12% plus VAT
HMO (Multi let)	1 months rent, minimum £500 plus VAT	12% plus VAT	15% plus VAT
	Percentages based on GROSS rent collected		
Marketing and applicant management	✓	✓	✓
Accompanied viewings	✓	✓	✓
Selecting best applicants	✓	✓	✓
Review references	✓	✓	✓
Negotiating offers	✓	✓	✓
Erect a "To Let" board outside the property	✓	✓	✓
Collect and remit initial rent and deposit payments	✓	✓	✓
Advise on landlord/ property compliance where necessary	✓	✓	✓
Advise on property refurbishment where necessary	✓	✓	✓
Document preparation and signing	✓	✓	✓
Marketing photos	✓	✓	✓
360 virtual tour	£150 plus VAT	£150 plus VAT	✓
Collect deposit	✓	✓	✓
Transfer deposit to Landlord for registering	£25 plus VAT	£25 plus VAT	✓
Register deposit with DPS	£25 plus VAT	£25 plus VAT	✓
Tenancy set up	£50 plus VAT	£50 plus VAT	✓
Collect rent from tenants		✓	✓
Produce landlord statements		✓	✓
Remit payments to landlords (within 5 working days)		✓	✓
Monitor and pursue rent arrears		✓	✓
Tenancy smartphone app for Tenant			✓
Tenancy smartphone app for Landlord			✓
Log all property maintenance			✓
Arrange reported maintenance issues			✓
First point of contact for all tenants			✓

Additional non optional fees

<p>Referencing costs £25 plus VAT</p>
<p>Referencing fees, per applicant and/or guarantor. Includes credit checks, landlord and employment references, as well as right to rent checks.</p>
<p>Property compliance certificates £POA</p>
<p>Your property may need the following compliance certificates if they are soon to expire, or already expired. We try to source the best prices for you, and prices may vary depending on the size of the property. Please contact for more information. You are welcome to organise these items yourself. Copies of any certificates must be shared with HouseShaw as soon as possible.</p>
<p>Energy Performance Certificate (EPC)</p>
<p>Gas Safety Certificate</p>
<p>Electrical Installation Condition Report (EICR)</p>
<p>Portable Appliance Testing (PAT)</p>
<p>Legionnaires report</p>
<p>Inventory. Each. £50-200 plus VAT</p>
<p>Property inventories are collected at the beginning and end of a tenancy and are important in order to record the condition before and after a tenancy, hugely reducing any debates if a deposit dispute is started after a claim. HouseShaw can carry out a photographic inventory for multi let check ins, however we would insist on a third party inventory being carried out for single lets for your protection as the landlord. Prices vary depending on the size of a property.</p>
<p>Termination fee within term. Per unit of accommodation £150 plus VAT, plus commission on remaining fixed term tenancy.</p>
<p>Should you change your mind and wish to withdraw after signing this agreement, we reserve the right to charge £150 plus VAT to cover any wasted marketing expenses incurred, and if a tenancy is in place that you wish to withdraw to another agency or self manage, we reserve the right to charge the commission expected from any remaining fixed term on the tenancy.</p>
<p>Should this agreement terminate by the sale of the Property to the Tenant introduced by HouseShaw, a sale introduction fee of 1% plus VAT of the property sale price will be chargeable and paid with irrevocable authority by your representing solicitor from sale proceeds.</p>
<p>Return or forward incorrect receipt of funds £25 plus VAT</p>
<p>If payments are received by HouseShaw that are outside of this Agreement, an admin fee will be applicable to return the funds or forward to the correct recipient.</p>

Additional optional fees

Rent review/ tenancy renewal £75 plus VAT
If a tenancy reaches the end of it's fixed term it will become periodic, and your tenant can give you a month's notice at anytime. HouseShaw will renegotiate an extended fixed term and reset the tenancy's fixed term. If a rent increase is appropriate, that will be negotiated too. Please note, if you have insurance products these may need renewing as well.
Property inspections £50 plus VAT
We would recommend 6 monthly property inspections, more if deemed necessary subject to circumstances. All inspections are produced with a photographic report.
Tenancy deposit disputes £50 plus VAT
This is not always necessary and is invariably avoided with a comprehensive third-party inventory. This service will cover HouseShaw to mediate the case and provide all the evidence required to substantiate a claim on a tenancy deposit. It does not however guarantee an outcome in the Landlord's favour.
Legal notices £POA
Issuing legal notices. HouseShaw will prepare all of the evidence required, but outsource the preparation of legal notices to an expert consultancy.
Basic photo enhancement Included in all packages
This includes applying filters to images, adjusting light, contrast and colour, and any other minor tweaks if necessary to enhance the photos we will use for marketing.
Advanced photo enhancement £POA
We can offer your property state of the art virtual staging (furniture), remove items, add wall finishes and floor coverings (if marketing early during a refurbishment) to get a head start with marketing position your property in the best light possible. Prices will vary on the amount of edits required, and the amount of photos to be edited.
Adopt existing tenancy £195 plus VAT
Management take-over of an existing tenancy. This will include checking the compliance of the tenancy, and setting up as a new tenancy under the management of HouseShaw.
Re issuing rent statements. Each £5 plus VAT
All of our rents are collected on the 1st of the month. Mid month check ins are charge pro rata. All statements are produced and reconciled as quickly as possible, however we do request 5 working days to enable us to do this. Repeat issuing of statements that have already been sent can be re sent, however they are charged per statement re issued.
Extra resource time. Per hour £50 plus VAT
Time required by HouseShaw for instances outside our normal terms of business, such as, but not limited to: waiting at a property for deliveries, court appearances, HMRC correspondence, accompanied valuation appointments and so on. Price per hour.
Tenancy insurance £POA
The policy covers legal expenses and rent arrears, as well as a higher deposit. Prices may vary, please contact us to discuss in more detail about how this policy can best serve you.
Rent guarantee insurance £POA
An extra layer of rent protection, coupled with malicious damage cover on all tenancies; students, professionals, and those with benefits up to the value of £10,000.