

Anglo Homes

Fees Information for Landlords and Tenants

| Service ¹ | Fee payable to Agent | Fee payable to Third Party (if applicable) | Payable by |
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| Letting Only (preparing particulars, advertising, conducting viewings, reference and credit checks, preparing tenancy agreement) | 2 weeks rent or a minimum of £500 plus VAT | N/A | Landlord |
| Letting & Deposit Holding (as above plus holding and protecting tenancy deposit) | £30.00 plus VAT | N/A | Landlord |
| Letting & Rent Collection (as above plus collection of monthly rent) | 50% of first monthly rent plus VAT | N/A | Landlord |
| Letting & Management (as above plus management throughout tenancy) | 15% plus VAT of first year's rent | N/A | Landlord |
| Management Only (management during existing tenancy) | 15% plus VAT) of current yearly rent | N/A | Landlord |
| Marketing (preparing particulars and advertising the property) | £250 inclusive of VAT for up to 3 months advertising | N/A | Landlord |
| Conducting viewings | £15 plus VAT per viewing | N/A | Landlord |
| Taking references and conducting credit checks | £60 plus VAT per tenant/guarantor | N/A | Landlord |
| Energy Performance Certificate | £95 plus VAT per property | £115 per property | Landlord |

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| Gas safety check | £90 plus VAT for first appliance £15 plus vat for additional appliances | From £90 to £135 (plus VAT) per property (depending on size) | Landlord |
| Electrical safety check | £195. plus VAT per property | From £230 to £350 (inclusive of VAT) per property (depending on size) | Landlord |
| Fire doors safety check | £20 plus VAT per door | From £130 to 180 plus VAT per property (depending on size) | Landlord |
| Preparation of tenancy agreement (Landlord fee) | £120 plus VAT per agreement | £175 (inclusive of VAT) per agreement | Landlord |
| Inventory preparation | £75 plus VAT per property | £100 (inclusive of VAT) per property | Landlord |
| Inventory check-in | £50. plus VAT per property | £75 (inclusive of VAT) per property | Landlord |
| Inventory check-out | £50.plus VAT per property | £75 (inclusive of VAT) per property | Landlord |
| Deposit registration fee (protection of deposit in authorised scheme and service of prescribed information) | £30 plus VAT | N/A | Landlord |
| Additional inspections (in addition to routine inspections under Management service) | £45 plus VAT per visit | N/A | Landlord |
| Tenancy renewal fee (negotiating and documenting renewal) (Landlord fee) | £175 plus VAT) | £250. (inclusive of VAT) | Landlord |
| Professional cleaning | £180 plus VAT | From £180 to £280. (inclusive of VAT) per property (depending on | Landlord |

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| | | size) | |
| Default Fee for lost key or security device to access property (as stated in the tenancy agreement) ² | £45 plus VAT | £75 (inclusive of VAT) | Tenant |
| Interest for late payment of rent which is [14] or [7] ³ days or more overdue (as stated in the tenancy agreement) | Rate of 3% above the Bank of England base rate. | | Tenant |
| Land Registry Check of Ownership | £35 plus Vat | | Landlord |
| Preparation of section 21 | £50 plus Vat | | Landlord |
| Service & Affidavit of Service | £30 plus Vat | | Landlord |
| Preparation of Section 8 | £50 plus Vat | | Landlord |
| Service & Affidavit of Service | £30 plus Vat | | Landlord |
| Preparation of Possession Application | £180 plus Vat | | Landlord |

Other Important Information for Landlords and Tenants

² If the Property is in England, the default fees to replace a lost key are the reasonable costs incurred by the Landlord. If the Property is in Wales, these are the actual costs of the costs incurred to replace a lost key and/or change the lock. Both require the Landlord providing evidence of the costs incurred as evidenced by an invoice or receipt.

³ If the Property is in England, you can only charge interest if the rent is more than 14 days late (Tenant Fees Act 2019). If the Property is in Wales, you can only charge interest if the rent is more than 7 days late (The Renting Homes (Fees etc.) (Prescribed Limits of Default Payments) (Wales) Regulations 2020).

Anglo Homes is a member of a client money protection scheme. The name and address of the client money protection scheme is Client Money Protect Flooring, 1st, Client Money Protect, Limelight, 3 Elstree Way, Borehamwood WD6 1JH

Anglo Homes is a member of a redress scheme for dealing with complaints. The name of the redress scheme is The Property Ombudsman