

Alexander Hudson Estates

Company Fees

Landlord Fees

Our standard landlord fee for a **Sole Agency Tenant Find Only** service is 75% + VAT of one calendar month's rent (90% inclusive of VAT). Subject to a minimum fee of £350 +VAT (£420 inclusive of VAT).

Our standard landlord fee for a full **Property Management** service is 10% + VAT of one calendar month's rent (12% inclusive of VAT).

For both **Sole Agency Tenant Find** and **Full Property Management** both fees would apply.

Our standard landlord fee for a **Tenancy Renewal** service is 25% of one calendar month's rent (30% inclusive of VAT).

Additional Landlord Fees

Item	Fee (inclusive of VAT)
Inventory	£150
Tenancy deposit protection	£54
CP12	£90
EICR	Cost of invoice plus £30 administrative charge
EPC	£108
HMO (New application)	£240
HMO (Renewal)	£120
Additional tenant referencing (2 tenants are included in the tenant find service charge)	£60
Hourly rate for other work	£75

Tenant Fees

In addition for paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

- Holding Deposit: 1 weeks rent (professional rental) or £100 per person (student rental) and/or
- Deposit: up to 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- Payments to other third parties such as Council Tax and utilities.
- Defaults Charges such as payments for the replacement of lost keys or interest on overdue rent.
- Tenancy Transaction Charges such as requests to vary or assign the tenancy.

Tenant Protection

We are a member of the Client Money Protection Scheme and The Property Ombudsman which is a redress scheme.

Task	Fees
Professional Let - Holding deposit (per tenancy)	One weeks rent. This is to reserve a property. Please note that this is non-refundable if any relevant person withdraws from the tenancy, fails a Right-to-Rent check or provides significantly false or misleading information. Tenants can agree to putting the holding deposit towards the tenancy deposit or the first months rent. Otherwise, the holding deposit is refunded within 7 days of the tenancy starting.



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Student Let - Holding deposit (per person)	£100. This is to reserve a property. Please note that this is non-refundable if any relevant person withdraws from the tenancy, fails a Right-to-Rent check or provides significantly false or misleading information. Tenants can agree to putting the holding deposit towards the tenancy deposit or the first months rent. Otherwise, the holding deposit is refunded within 7 days of the tenancy starting.
Tenancy deposit (per tenancy)	Up to five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears
Lost keys or other security devices	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant. Written evidence such as receipt will be provided.
Variation of contract (tenant's request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents
Early termination (tenant's request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These rent costs will be no more than the maximum amount of rent outstanding on the tenancy.

