

## HMO Additional Letting Fees

### **Payable by a landlord**

Many landlords require upgrades to their package, below are Peace of Mind Lettings outlined fees for these services. A full breakdown of our charges and fees can be found in our Lettings Guide and Agreement.

### **Energy Performance Certificate (EPC): £84**

It is a legal requirement that all properties advertised for sale or let in the UK have an EPC. This certificate contains information about a property's energy use and typical costs, along with recommendations about how to reduce energy use and save money.

Should you wish to organise this yourself, we would request this is organised within the first seven days of instructing Peace of Mind Lettings.

Peace of Mind Lettings can arrange for an accredited assessor to attend your property and produce the certificate for £84

### **Inventory fee:**

Inventory documentation will detail the fixtures, fittings and condition of a property prior to the commencement of a tenancy, this will subsequently provide the basis for settlement in a deposit dispute. If an inventory is inadequate or non-existent then a deposit adjudicator is likely to award the deposit to the outgoing tenant, leaving a landlord out of pocket for any dirt or damage that is left behind. Peace of Mind Lettings highly recommends that landlords commission a professional inventory.

#### Inventory fees charged:

Single room, £70 unfurnished/£80 furnished

Double room, £70 unfurnished/£80 furnished

Double room with ensuite, £80 unfurnished/£90 furnished

Self contained unit with kitchenette, £90 unfurnished/£100 furnished

Check-in: £70

Interim inspection: £70

Check-out: £90

This is not applicable to our letting services Fully Managed where this service is already included.

### **Gas Safety Certificates: £90**

All gas appliances and associated pipework and flues should be maintained to ensure they are safe to use. An annual inspection by a qualified registered Gas Safe gas engineer is now a requirement of law under The Gas Safety (Installation and Use) Regulations 1998.

Peace of Mind Lettings can arrange for a Gas Safe engineer to visit the property in a timely fashion and carry out the required certificate at a cost of £90.

This is not required if no gas supply is present at the property.

### **Electrical Inspection Condition Report (EICR) and Portable Appliance Testing (PAT)**

Electrical supply and appliances within a property must be 'safe'. All electrical appliances must be checked at regular intervals for defects (e.g., frayed wiring, badly fitted plugs etc...). Peace of Mind Lettings can arrange for a qualified electrician to attend The Property and provide a full Electrical Inspection Condition Report (now mandatory) and Portable Appliance Testing. To be charged as Maintenance Management.

### **Legionnaires Risk Assessment - £90**

Recent changes in Approved Code of Practice L8 which tells you how to comply with Health and Safety legislation, means that Landlords must carry out a Legionella Risk Assessment of rented properties.

You are free carry out this assessment yourself.

Should you feel a professional assessment is required, Peace of Mind Lettings will arrange for the attendance of an assessor to The Property who will produce a full risk assessment report (note, this may be carried out after the initial tenancy has begun). This will be charged at £90

Peace of Mind Lettings does not accept any liability in the case of any issue arising from non-compliance in this area.

## **Maintenance Management: £35 arrangement fee plus 10% commission fee**

We can help you with your maintenance and management of your property. To obtain quotes/ instruct contractors we charge a fee of £35. A commission fee of 10% is added on the work delivered. Eg. Quote = £60. Fee is therefore £35 + £6 = £41, Total = £101

## **Call Out Fee: £60 during office hours, £120 out of office hours**

This fee will be used for any call out when requested by The Landlord that doesn't fall part of our outlined services. Office hours are 9am to 6pm.

## **Additional Viewing Fees for Tenancy Set Up**

Where the number of viewings per room go over the threshold of 30 viewings per room, the following charges are applied to the tenancy setup fee:

31-50 Viewings per room	£50*
51-75 Viewings per room	£50*
Over 75 Viewings per room	£100 is charged regardless if a new tenant has been found and a new tenancy created. The number of viewings will then start to recalculate at no. 1 again.
	*is charged should the landlord decided to cancel the agreement

## **Payable by a tenant**

**Change of sharer on tenancy agreement £60**

**Lost keys £60**

**Lost security devices £60**

**Variation of contract £50**

**Change of sharer £50**

**Surrender of Tenancy – as agreed with the Agency**

