

Landlords Fees - Williams London Ltd

Letting & Rent Collection

11% plus VAT (i.e. 13.2%) of the agreed Rent payable for the entire initial term due in full at the commencement of the Tenancy.

Subject to a minimum Fee of £1,500.

Letting & Property Management

17% plus VAT (i.e. 20.4%) of the agreed Rent payable;

Of which 11% plus VAT (i.e. 13.2%) Letting and Rent Collection Fee, which is due in full at the commencement of the Tenancy for the entire initial term, and 6% plus VAT (i.e. 7.2%) property management Fee, which is due as the Rent is collected.

Subject to a minimum Fee of £2,400 inclusive of the Letting and Rent Collection and Property Management Fees.

Short Letting (inclusive of Property Management)

26% plus VAT (i.e. 31.2%) of the agreed Rent payable for the entire term and any Renewal / Extension due in full at the commencement of the Tenancy and any Renewal / Extension.

Subject to a minimum Fee of £1,500.

Property Management Only (includes Rent collection)

6% plus VAT (i.e. 7.2%) of the agreed Rent payable for the entire term and any Renewal / Extension due as the Rent is collected.

Subject to a minimum Fee of £900.

Renewal Commission

10% plus VAT (i.e. 12%) of the agreed Rent payable for the total Rent reserved under the terms of the Tenancy together with property management commission if applicable.

Vacant Property Care

£250 plus VAT (i.e. £300) per month.

Subject to a minimum Fee of £300.

Agreement and Arrangement Fees (Applies to all service levels)

New Tenancy Agreement Fee: £300 plus VAT (i.e. £360)

Tenancy Renewal Agreement Fee: £150 plus VAT (i.e. £180)

Referencing Fee: £50 plus VAT (i.e. £60) is payable in respect of each reference conducted for each individual Tenant, Occupant or Guarantor per Tenancy.

(Where the Letting & Property Management service is taken at 17% plus VAT (i.e. 20.4%) of the agreed Rent payable, 2 reference checks will be included at no extra cost.)

Deposit Registration Fee: £60 plus VAT (i.e. £72) per annum.

Subject to a minimum fee of £72.

Inventory Fees

The cost of an inventory make, check in and/or check out inspection is dependent upon the size of the Property, usually between £125 - £275 plus VAT per report and/or inspection.

Gas Safety Check Arrangement Fee

£50 plus VAT (i.e. £60) plus the cost of the safety check and cost of a Gas Boiler service for fully managed properties.

(Where the Letting & Property Management service is taken at 17% plus VAT (i.e. 20.4%) of the agreed Rent payable, no arrangement fee will be charged in respect of Gas Safety checks)

Portable Appliance Test (PAT) Arrangement Fee

£50 plus VAT (i.e. £60) plus the cost of the test.

Fixed Electrical Wiring Test arrangement Fee

£50 plus VAT (i.e. £60) plus the cost of the test.

EPC arrangement Fee

£50 plus VAT (i.e. £60) plus the cost of the EPC.

Legionnaires Assessment arrangement Fee

£50 plus VAT (i.e. £60) plus the cost of the assessment.

Smoke and Carbon Monoxide Alarms Installation Arrangement Fee

£50 plus VAT (i.e. £60) plus the cost of the alarm(s) and installation.

Paperwork to be prepared and submitted to the TDS

£200 plus VAT (i.e. £240) per dispute

Deposit Dispute Copy Documentation Fee

£50 plus VAT (i.e. £60) per copy

HMO, Additional or Selective License Application Handling Fee

£500 plus VAT (i.e. £600) per application

Property Visits required to complete the licensing application process

£80 plus VAT (i.e. £96) per visit required

Right to rent re-check Fee

£250 plus VAT (i.e. £300) per check

(Where the Letting & Property Management service is taken at 17% plus VAT (i.e. 20.4%) of the agreed Rent payable, the Right to rent re-check will be included at no extra cost.)

Furnishing / Refurbishing The Property

Arrangement Fee of 10% plus VAT (i.e. 12%) of total net VAT costs.

Subject to a minimum Fee of £250.

Presentation Service

£60 plus VAT (i.e. £72) payable upon instruction & an arrangement Fee of 10% plus VAT (i.e. 12%) of the total expenditure.

Subject to a minimum Charge of £250 plus VAT (i.e. £300).

Miscellaneous Charges

Cancellation Fee: £500 plus VAT (i.e. £600)

Overdue Fees: Subject to interest of 5% above the base lending rate of National Westminster Bank calculated on a daily basis from the day due until payment in full is made.

Deposit Transfer arrangement Fee: £60 plus VAT (i.e. £72) per transfer

Additional copy statements: £50 plus VAT (i.e. £60) for a maximum of 6 statements & £5 plus VAT (i.e. £6) per additional statement

Transfer of funds to HMRC on behalf of Non-resident Landlords: £100 plus VAT (i.e. £120) per quarter

Same day payments and payments to overseas accounts: £20 plus VAT (i.e. £24) per payment

Miscellaneous Duties (Waiting at The Property, Arranging key cutting etc.): £80 plus VAT (i.e. £96) per hour

Significant changes to the Tenancy Agreement: £250 plus VAT (i.e. £300)

Serving of notices: £150 plus VAT (i.e. £180) per notice

Courts and Tribunals appearance: £150 plus VAT (i.e. £180) per hour

Works over £750

Subject to 10% plus VAT (i.e. 12%) arrangement Fee of the total net VAT costs. Applicable to the Property Management Service

Works under £750

Will be instructed without consultation with the Landlord unless otherwise instructed in writing.

Additional copy CDM reports

£50 plus VAT (i.e. £60) for each additional CDM report

Additional Property visits

(2 per year included in service) £80 plus VAT (i.e. £96) per visit

Example Fee calculation

Based on an asking Rent of £1,000 per calendar month and a commission Fee of 11% (13.2% inc. VAT), You would pay commission of £1,584 per annum to Williams London inclusive of VAT (please note this is an example only - the actual commission payable by You will be calculated based on the actual Rental achieved and agreed commission Fee).