

# Fees and charges

We strive to be transparent and upfront about any possible fees that may be payable

Not all fees apply to every let – please ask

**Please Note All Fees include VAT**

## Tenant Charges

For contracts signed before 1st June 2019

<b>Signing Fee per tenant</b>	<b>£70</b>
This is a fixed cost fee that can cover a variety of work depending on the individual circumstances of tenancy, including but not limited to conducting viewings negotiating the tenancy, verifying references and guarantor paperwork, undertaking right to rent checks and drawing up contracts.	
Deposit	Minimum amount equivalent of month's rent
Rent	Minimum of month in advance
Change of occupancy within an existing tenancy	£100
Letter sent by Deu Estates or landlord or his agent regarding late or non-payment of rent every 7 days	£30
Tenancy renewal Fee	£20 per renewal
Tenant reference request	£20
Additional Administration Fee where Deposit is paid by a Third Party	£30
Additional Administration Fee if deposit is not paid within 30 days	£30
Out of Hours Call Charge including lock outs	£50
Cost to extra keys	£30 plus cost of keys
Charge for dishonoured cheque/direct debit/ direct debit	£30
Communication with tenants for breach of contract	£20 per letter or email or phone call
Refunding overpaid rent at the end of tenancy	£30

## Tenant Charges

For contracts signed after 1st June 2019

Deposit	Minimum amount equivalent of month's rent
Rent	Minimum of a month's rent in advance
Change of contract (including Assignment's)	£50 per change
Out of Hours	£15 per hour & 45p per mile
Cost of new keys	As per cost from retailer
Charge for dishonored cheque/direct debit	As per banks charge
If a landlord allows pets within the property the rent will increase by £40 per pet per month	

All tenants require a UK Homeowner guarantor or pay the full rents in advance or use approved guarantor company i.e. Housing Hand

All tenants are referenced – Landlord, Credit, Employer etc

Tenant must pass Right to Rent to check

All contracts must be completed with 14 days

DEU ESTATES may make referral fees for passing businesses on to other companies.

## Landlord Fees

**Let Only Fees** **10.2% (8.5% + VAT)**

Additional charges

- Letting fee – £125 will be charged for each letting of the property
- Renewal fee – £50 will be charged for negotiating an extension or renewal to an existing tenant
- Referencing – £14 per successful/unsuccessful tenant

Please also check Other Landlord Costs for additional services we provide

**Letting and Rent Collection** **13.2% (11% + VAT)**

Additional charges

- Letting fee – £125 will be charged for each letting of the property
- Renewal fee – £50 will be charged for negotiating an extension or renewal to an existing tenant
- Referencing – £14 per successful/unsuccessful tenant

Please also check Other Landlord Costs for additional services we provide

**Fully Managed** **16.2% (13.5% + VAT)**

Additional charges

- Letting fee – £125 will be charged for each letting of the property
- Renewal fee – £50 will be charged for negotiating an extension or renewal to an existing tenant
- Referencing – £14 per successful/unsuccessful tenant

Please also check Other Landlord Costs for additional services we provide

## Other Landlord Charges

### Inventory Reports

Number of Bedrooms	Unfurnished	Furnished
1 Bedroom	£85	£95
2 Bedrooms	£90	£100
3 Bedrooms	£95	£105
4 Bedrooms	£100	£110
5 Bedrooms	£105	£115
6 Bedrooms	£120	£130
Per Extra Bedroom	£20	£25
Dealing with Deposit disputes		£50
Check out Inspection and organising cleaners		£200
Anti-Money Laundering charges		£30
Gas Cert		£54
Portable Appliance Test		£100
Energy Performance Certificate		£75
Electric Certificate		£204
Fire Alarm Test Panel (6 monthly)		£100.80
Fire Alarm Test Non Panel (Yearly)		£54
Emergency Lighting		£54
Completing Forms for a new HMO		£230
Completing Forms for a HMO renewal		£120
Deposit Registration Fee		£72
Additional Property Inspections		£60
Serving of s.21		£50
Serving of s.8		£100
Copy of Statements		£20
Charge for having landlord payments by cheque		£10
Income and expenditure Report		£30
Court Appearance (not including expenses)		£200

Deu Estates may earn commission on preferred suppliers who offer us a competitive rate

## Seller's Fees

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Sole or dual agency

1.2% (1% plus Vat)

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Please also check the other fees section for landlords for other documents you may have to provide.

You will need to find your own Conveyancing Team, we can point you towards solicitors within the area.

DEU Estates are registered for VAT GB 804 515650. We have Client Money Protection via The National Approved Letting Scheme. We are a member of the Property Ombudsman for lettings.

