DEU ESTATES Property Agents

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

Holding deposit	1 week's rent
Deposit	Minimum amount equivalent of month's rent
Rent	Monthly
Change of contract *(including Assignment's)*	£50 per change (£41.67 +VAT)
Out of hours	As per contractors pricing
Cost of new keys	As per cost from retailer + £15 per hour
Charge for dishonoured cheque/direct debit	As per banks charge
International bank transfer fee	£30 (£25 +VAT)

- All tenants require a UK Homeowner guarantor or use approved guarantor company i.e. Guarantor +
- All tenants are referenced – Landlord, Credit, Employer etc
- Tenant must pass Right to Rent check

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

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Landlord Fees

Let Only Fees - 120% of one month's rent *(one months rent +VAT)*

Additional charges

Marketing & Admin Fee *(Charge for each letting of the property*)*	£60 (£50 +VAT)
AML Check *(Guarantor/landlord/tenant) per person*	£6.60 (£5.50 +VAT)
Right to Rent *(Per tenant)*	£7.20 (£6 +VAT)
Referencing *(Per tenant/guarantor)*	TBC
Deposit Registration Fee *(Per agreement)*	£30 (£25 +VAT)

*Please also check Other Landlord Charges for additional services we provide.

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

Additional charges

Marketing & Admin Fee *(Charge for each letting of the property*)*	£60 (£50 +VAT)
AML Check *(Guarantor/landlord/tenant) per person*	£6.60 (£5.50 +VAT)
Right to Rent *(Per tenant)*	£7.20 (£6 +VAT)
Referencing *(Per tenant/guarantor)*	TBC
Deposit Registration Fee *(Per agreement)*	£30 (£25 +VAT)

*Please also check Other Landlord Charges for additional services we provide.

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

Additional charges

Marketing & Admin Fee *(Charge for each letting of the property*)*	£60 (£50 +VAT)
AML Check *(Guarantor/landlord/tenant) per person*	£6.60 (£5.50 +VAT)
Right to Rent *(Per tenant)*	£7.20 (£6 +VAT)
Referencing *(Per tenant/guarantor)*	TBC
Deposit Registration Fee *(Per agreement)*	£30 (£25 +VAT)

*Please also check Other Landlord Charges for additional services we provide.

Other Landlord Charges

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

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Proof of ownership	£18 (£15 +VAT)
Serving of S.8	£204 (£170 +VAT)
Serving of S.13 rent increase	£60 (£50 +VAT)
Electric certificate *(EICR)*	£204 (£170 +VAT)
Fire alarm test panel *(6 monthly)*	£100.80 (£84 +VAT)
Fire alarm test non panel *(Yearly)*	£60 (£50 +VAT)
Gas cert	£60 (50 +VAT)
Energy performance certificate	£90 (£75 +VAT)
Emergency lighting *(Yearly)*	£100 (£83.33 +VAT)
Portable appliance test	£99 (£82.50 +VAT)
Fire risk assessment	From £438 (£365 +VAT)
Fire door checks	From £336 (£280 +VAT)
Legionella checks	TBC
Completing forms for a new HMO	£240 (£200 +VAT)
Completing forms for a HMO renewal	£120 (£100 +VAT)
Additional property inspections + for meter reads	£60 (£50 +VAT)
Property compliance checks	£100 (£83.33 +VAT)
Copy of statements	£30 (£25 +VAT)
Income and expenditure report	£42 (£35 +VAT)
Charge for having landlord payments by cheque	£12 (£10 +VAT)
International transfer fee	£30 (£25 +VAT)
Management of overseas landlords NRL scheme	1.20% (1% +VAT)
Check out inspection and organising cleaners	£210 (£175 +VAT)
Dealing with deposit disputes	£60 (£50 +VAT)
Change of share documentation fee payable on execution of agreement	£90 (£75 +VAT)
Court appearance *(not including expenses + only applies in Leeds)*	£240 (£200 +VAT)

DEU Estates are registered for VAT GB 804 515650.

We have Client Money Protection via Safe Agent.
We are a member of the Property Ombudsman for lettings.

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