

HOMELET NORTH WALES LTD

PROPERTY LETTING AND MANAGEMENT SERVICES

P O BOX 78, COLWYN BAY, CONWY LL29 8WH

TELEPHONE 01492 518096 E-MAIL: homeletnwlimited@aol.com

Mobile – 07795 025076

VAT REGISTRATION NUMBER – 921 7249 29

SCALE OF CHARGES (LANDLORDS)

VAT is payable at the prevailing rate (currently 20%) on all our fees. In accordance with consumer legislation, it is quoted as included in the prices stated below. If the VAT rate changes, the price charged will change accordingly.

An amount payable under a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

- 1) **Let Only Service** 60% of the rent payable for the first month for each letting where the Tenant is introduced through the Agent.

If the monthly rental is £500.00 you will pay a fee of 300.00

- 2) **Full Management Service** 12% of the rent received, deducted by the Agent.

If the monthly rental is £750.00 you will pay a fee of £75.00

If an applicant who is ready willing and able to enter into a Tenancy, is introduced during the Agent's period of instruction, or as a result of their marketing activity, where the applicant is introduced through the Agent and the Landlord withdraws, the minimum fee that would be payable will be the fee for the Let Only Service, plus other expenses incurred, such as the gas safety check.

Additional Charges

Tenant referencing	£35.00 per applicant for the occupation contract
Guarantor referencing	£35.00 per Guarantor application
Tenancy agreement fee	£nil
Inventory service	£75.00
Duplicate statements	£nil
Notice service	£nil
Overseas landlord additional tax fee	2% of rent received
If the monthly rental is £500.00 you will pay an additional £10.00	
Professional hourly rate	£25.00 Charged by the Agent when required to carry out any additional services
Check in	£nil
Check out	£nil
Void Property inspections	£25.00 (per visit)
Tenancy renewal fee	£nil

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Major works fee 10%

If the works costs £500.00 you will pay a fee of £50.00

Land Registry check (where not provided by the Landlord) £10.00

In the event of cancellation during a tenancy, the minimum fee payable will be worked out as follows:

- a. The let only fee, if no management has been undertaken.
- b. The appropriate daily rate of the management fee, subject to the minimum of the Let Only Service fee, if the total paid for management has not already exceeded this amount.
- c. In all cases, in addition to the above, any expenses incurred, such as gas safety checks etc.

SCALE OF CHARGES

OTHER INCOME

(All fees are per Property unless otherwise stated)

Charges to Tenants (**where applicable):

- | | | |
|--|--------|----------------------|
| 1) Credit/Referencing | £nil | per~ Tenant/Property |
| 2) Tenancy agreement drafting | £nil | per~ Tenant/Property |
| 3) Check in inventory | £nil | |
| 4) Check out inventory | £nil | |
| 5) Tenancy renewal | £nil | |
| 6) New landlord reference | £nil | per~ Tenant/Property |
| 7) Guarantor referencing | £nil | per~ Tenant/Property |
| 8) Provision of a replacement
written statement | £35.00 | per request |

****NB** Tenant fees may not apply to contract-holders of occupation contracts but may apply for other Tenancy types such as Contractual Tenancies (when a property is let to a Company).

The fees charged to the Tenant may change and we will endeavour to inform you of such a change at the earliest opportunity.

Referral Fee Disclosure

We do not receive or request referral fees.