



## Marble Property Services Landlord Fees

Marble Property Services offers three types of service to our landlord: Fully Managed Service, Rent Collection and a Let Only Service. The fees for these services can vary dependent on the individual circumstances.

### Additional Fees and Charges:

Set Up Fee: £550 (inc VAT) for Intro Only. £480 (inc VAT) for Rent Collection and Fully Managed

Arrangement Fee for Maintenance Works: 18% (inc VAT) of final invoice

Duplicate Statements: NO CHARGE

Section Notices: NO CHARGE

Inventory: reporting the condition of the property at the start of a tenancy, the costs for this are calculated on a sliding scale and start from £180.00 (inc VAT)

Deposit Protection Fee: protect the security deposit with a Government-authorized Scheme £50 (inc VAT) (This fee only applies to our Let Only service as it is included in our Fully Managed Service)

Tenancy Renewal Fee: £95 (inc VAT) contract negotiation, amending and updating terms and arranging a further tenancy and agreement

### Regulation Provisions/Checks

Gas Safety: £111 (inc VAT) Annually

EPC: £99 (inc VAT) (It is a legal requirement for a current EPC to be available at the time of marketing the property and the tenancy duration. The EPC rating has to be E or above)

Legionnaires Risk Assessment Report: £109 (inc VAT) Smoke and Carbon Monoxide Testing: £50.00 (inc VAT) Free If Marble Property Services carry out the inventory

### Unoccupied Properties

Marble Property Services LTD is not responsible for the maintenance or management of unoccupied properties. During vacant periods, if works are required to be arranged/organised by Marble Property Services, a fee of a fee of £25 (inc VAT) will be charged per visit.

### Court Attendance

If we are required to attend court on your behalf, a charge of £150.00 per hour inc VAT will be due.



## CANCELLATION

Right to cancel -- You have the right to cancel any contract within 14 days of the date of your signature if signed in your home in the presence of a representative from Marble Property Services.

Should you wish to take management of the property back whilst the tenant is still in situ, commission is payable at:

Management Fee 15% inclusive of VAT of the monthly rental amount for a 12 month period in one lump sum -- e.g., £525 monthly rental x 15% x 12 = £78.75 = £945 inclusive of VAT

Marble Property Services and any deposits are protected by Property Mark Client Money Protection Insurance.

Marble Property Services is a member of The Property Ombudsman Scheme. The Property Ombudsman website can be found at [www.tpos.co.uk](http://www.tpos.co.uk)