

# D C ANDERSON

PROPERTY MANAGEMENT

## OUR FEES TO RESIDENTIAL LANDLORDS

### Letting Fees

£120.00 inclusive of VAT, or 25% of the monthly rent plus VAT, whichever is the greater, per Property, on each occasion that the Property is let.

### Management Fees

10% plus VAT of the rent collected for unfurnished properties.  
This fee may be increased by negotiation for the management of part or fully furnished properties.

### Fees For Overseeing Refurbishment Works

Where refurbishment or improvement works, over and above normal repair and maintenance, are organized by the Agent at the request of the Owner, we will charge an appropriate fee calculated as a diminishing proportion of the cost of the works. VAT will be added to this charge.

### Advertising

Where we advertise the Owner's properties using a medium for which we pay a subscription, we will charge a fee based on an appropriate proportion of the costs. VAT will be added to this charge.

### Property Inspections

Periodic inspections and inspections to comply with licensing regulations will be charged at £60.00 inclusive of VAT for the first inspection and £36.00 inclusive of VAT for subsequent inspections.

### Mandatory & Selective Licensing Schemes

Where a property falls under a scheme such as the above and we act as the Licence Holder on behalf of the Owner, we will charge a fee of £120.00 inclusive of VAT for applying for the Licence and acting as Licence Holder for the duration of the Licensing Period.

### Overseas Landlords

Where an Owner lives overseas and we are obliged to administer an Overseas Landlord account with HMRC in respect of rental income received, we will charge a fee of £60.00 inclusive of VAT, per annum, for up to five properties, and an additional £12.00 inclusive of VAT for every additional five properties.

### Calculation Of VAT

Where VAT is added to a fee it, it will be calculated at the prevailing rate.

### Discounts, Commission & Interest

All discounts or commissions received for works or services authorised by the Agent, and all interest on client money held by the Agent, will be retained by the Agent.

### Client Money Protection

We are members of Client Money Protect.

### Redress Scheme

We are members of the Property Redress Scheme for dealing with complaints.