



FEES LIST

As per Section 83 of The Consumer Rights Act 2015

Tenant Letting

Tenancy Fees

- **Tenancy Contract Amendment Fee - £50 Inc VAT**

Late Rent Charges

- **Late Fine - £50 Inc VAT**
- **Interest Charge - 3% above the Bank of England Base rate – Charged every 2 weeks**

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Landlord Management Fees (NO LET NO FEE)

Let Only Management Fee:

- Administration
- Marketing the property
- Conducting viewings
- Drawing up of the tenancy agreement

Finder's Fee:

- **Student Let - 50% plus vat of the first month's rent or £240 Inc VAT Per Student, whichever the greater amount**
- **Family & Professional Let - 80% plus vat of the first month's rent**

Let & Rent Collection Service:

For a Let & Rent Collection Service our fee is **10% plus vat** of the monthly rent amount (*subject to a minimum charge of £48 inc of VAT, per month, per property*)

One Off Start Up Fee: - £150 Inc VAT

- Administration
- Marketing the property
- Conducting viewings
- Drawing up of the tenancy agreement

Deposit Protection: - £115 Inc VAT

- This fee is charged if the Landlord instructs us to protect the deposit within the Deposit Protection Service

Statutory Declaration Charge - £150 Inc VAT If Applicable

New Tenancy Agreement/Renewal of Assured Shorthold Tenancy Agreement Fee: - £130 Inc VAT

- This fee is charged at the renewal of a tenancy agreement or at the beginning of a new tenancy

Serving Notices - £130 Inc VAT

Guarantor - £78 Inc VAT Per Tenant

Full Management Service:

For a Full Management Service our fee is **10% plus vat** of the monthly rent amount. (*subject to a minimum charge of £48 inc of VAT, per month, per property*)

One off Start-up Fee: - £150 Inc VAT

- Administration
- Marketing the property
- Conducting viewings
- Drawing up of the tenancy agreement

Deposit Protection: - £115 Inc VAT

- This fee is charged if the Landlord instructs us to protect the deposit within the Deposit Protection Service

Statutory Declaration Charge - £150 Inc VAT If Applicable

New Tenancy Agreement/Renewal of Assured Shorthold Tenancy Agreement Fee: - £130 Inc VAT

- This fee is charged at the renewal of a tenancy agreement or at the beginning of a new tenancy

Full Management Fee: - £20 Inc VAT

- This fee is a monthly charge to cover minor maintenance issues within a property. See terms & conditions or ask staff for further details. This is charged only for the months the property is LET

Serving Notices - £130 Inc VAT

Guarantor - £78 Inc VAT Per Tenant

Seeking Possession

In the event that the landlord wishes to serve the tenant/s notice and a possession order is required, the following charges would apply.

- £ TBC – Possession order court fee
- £480 Inc VAT – Stoke Property Shop Administration fee (Includes all paperwork, administration and one court appearance if applicable)
- £78 Inc VAT – Charges apply for each subsequent visit

Debt Recovery

In the event that a tenant is in rent arrears and the landlord wishes to pursue the amount, Stoke Property Shop can assist by submitting an application to the courts to recover the debt.

- £ TBC – Court Fee – This fee is set by the courts & is determined by the amount of debt owed.
- £174 Inc VAT – Submit County Court Judgement Application

Administration Fees and court fees must be paid in advance to Stoke Property Shop. These fees can be added to the outstanding debt amount.

Stoke Property shop is currently registered with the property ombudsman redress scheme.
Stoke Property Shop is part of CMP client money protection scheme.

Interest is charged at the rate of 23% above the Bank of England base rate from time to time prevailing on any rent or other money due from the tenant under this agreement which remains unpaid, Interest to be paid from the date the payment fell due, calculated at the beginning of every fortnight until payment made (or) £50 flat rate charged at beginning of every fortnight (whichever is the greater amount).

An additional late charge of £50 Inc. will be paid to the landlord/agent if you are late in paying the rent which is due on the last working day of the month in advance or when specifically specified. Charges will also apply for administration costs such as £50 incl. for every letter sent out by Midlands Property Shop Ltd (Post, email or hand delivered

Sales

We provide a No Sale No Fee service* Our fees will be charged at 1% of the agreed sale price plus VAT subject to a minimum fee of £1194 Inc VAT.

**An administration fee of £180 Inc VAT is payable if a property is withdrawn within ninety days of instruction.*