

Landlord's Lettings Fee Structure

SERVICES PROVIDED

We can offer two different packages to our landlords:

- Let Only package
- Fully Managed package

LET ONLY

Gateway Residential will advertise your property on various marketing websites, introduce tenants and organise the necessary referencing checks. We will carry out Right to Rent checks where applicable and arrange the tenancy documents, carry out the property inventory and manage the check in process for you. We can also put you in touch with our provider of Rent Guarantee Insurance.

FULLY MANAGED

This includes all the services of a 'Let Only' package, but we will also manage rent collection, property inspections, organisation of any maintenance works required & the checkout process.

LANDLORD REQUIREMENTS & CHANGES TO LEGISLATION

There are a number of pieces of legislation surrounding letting residential property in the UK. It is essential that you are up to date and are aware of changes and new legislation being brought in.

It is now required by law that the minimum rate of the EPC is E for new tenancies.

TENANT FEES ACT 2019

From the 1st of June 2019 all new and renewed tenancies will have to comply with the new ban. All existing tenancies will be subject to the legislation from 1st June 2020. The ban includes all fees and charges such as:

- Application/reference fees
- Drafting of the tenancy agreement
- Check in inspections
- Check out/final inspections
- Inventories
- Renewal tenancy agreements

LANDLORD FEE SCHEDULE

| Fee | Amount |
|---|---|
| Referencing Fee | £50 per tenant |
| Organisation of an Energy Performance Certificate | £125 |
| Organisation of a Gas Safety Certificate | £95 |
| Organisation of an Electrical Safety Certificate | £200 |
| Let Only option | 75% of the first month's rent |
| Fully Managed option | 75% of first month's rent + 7% of the monthly rental per calendar month |
| Tenancy renewal | £125 |
| Deposit registration with the TDS | £30 |
| Rent Guarantee Insurance | Upon request |

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