Hatfield Shaw & Co
INDEPENDENT ESTATE AGENTS

Landlord Fees:

All fees include VAT at the current rate of 20%.

Fee	Amount	Charged	What it covers
Premier Managed Service	15.6% of monthly rent	Per property, monthly, on rent	Rent collection, arrears chasing, maintenance coordination, routine inspections, landlord statements and day-to-day tenancy management, Rent and Legal Protection (subject to qualification)
Fully Managed Service	12% of monthly rent	Per property, monthly, on rent	Rent collection, arrears chasing, maintenance coordination, routine inspections, landlord statements and day-to-day tenancy management
Rent Collection Service	8.4% of monthly rent	Per property, monthly, on rent	Rent collection & arrear chasing
Tenant Find Service	60% of monthly rent	Per tenancy	Securing tenant and negotiation terms
Tenancy Setup Fee	£420.00	Per tenancy	Marketing, accompanied viewings, tenant referencing, Right to Rent checks and preparation of the tenancy agreement
PEPs & Sanctions Check	£24.00	Per landlord	Anti-money laundering checks against politically exposed persons and sanctions lists
Inventory	1 bed: £132.00 2 bed: £144.00 3 bed: £162.00 4 bed: £192.00 5+ bed: POA Furnished: add £30.00	Per tenancy	Detailed photographic schedule of condition and contents at the start of the tenancy
Check Out	£150.00	Per tenancy	End-of-tenancy inspection against the inventory, with a report for the deposit return
Tenancy Deposit Administration	£60.00	Per tenancy (where a deposit is taken)	Registering the deposit with a government-approved scheme and serving the prescribed information
Annual Rent Review	£96.00	Per property, per review	Market rent assessment, negotiation and service of the rent increase notice
Statutory Notice Preparation and Service	£120.00	Per notice	Preparing and serving a statutory notice on the tenant

Additional Inspection	£90.00	Per inspection	Property inspections over and above the routine schedule included in the service
Major Works Supervision	12% of the contractor's invoice value, minimum £150.00	Per project	Obtaining quotes, arranging access, overseeing works over £500 and checking completion
Annual Accounting Statement	£60.00	Per property, per year	Annual income and expenditure statement for your tax return
HMRC Non-Resident Landlord Administration	£90.00	Per landlord, per year	Retaining and paying tax to HMRC and filing the quarterly and annual returns under the Non-Resident Landlord Scheme
Court Attendance	£100.00 per hour (minimum 3 hours, £300.00) plus travel at 45p per mile and parking at cost	Per attendance	Attending court on your behalf, e.g. possession hearings
Early Termination	One month's rent + VAT (120% of one month's rent)	Per tenancy	Payable if you end the Fully Managed Service early, as set out in our terms of business
Tenant Purchase	1.2% of the agreed sale price, minimum £1,800.00	Per sale	Payable if a tenant introduced by us buys the property, as set out in our terms of business

Client Money Protection: Hatfield Shaw & Co is a member of Propertymark CMP Scheme, membership number C0142265. Please click link to view the Hatfield Shaw & Co Propertymark CMP Certificate

Redress: Hatfield Shaw & Co is a member of The Property Ombudsman, membership number T14477.