

**Want a smooth outcome
and reliable income?**

Best talk to Bidwells

No one knows lettings like Bidwells



RESIDENTIAL LETTINGS

LANDLORD FEES

- **Management fee:** To be agreed under separate negotiation dependant on the level of service you require.
- **Initial administration fee (for new properties only):** £195.00 inc. VAT.
This covers professional photography, floorplans and video tour, marketing, viewings, contract negotiations and initial tenancy set-up. To be paid upon signing the terms of business. Additional arrangement fees may apply. See page two of your landlord information form.
- **Energy Performance Certificate (EPC):** £85 inc. VAT.

If you do not already have a valid EPC we can organise the assessment on your behalf.

- **Tenancy referencing fee:** £125 inc. VAT

For one applicant (+£25 inc. VAT for each additional applicant).

Fully comprehensive referencing checks including employment and income, credit, Right to Rent and landlord references. To be paid from first month's rent.

- **Tenancy renewal fee:** £75.00 inc. VAT

To cover administration costs for negotiation of tenancy renewals. To be paid from rent once the new contract has been signed by the existing tenants.

- **Inventory and check out fee:**

Please see payment schedule below.

A detailed schedule of condition report carried out by an independent inventory clerk at both check-in and check-out. Inventory to be paid from the first month's rent or invoiced separately. The check-out will be paid from the last month's rent.

Inventory fee (inc. Vat)

| | UF | FF |
|---------|------|------|
| Studio | £114 | £126 |
| 1 bed | £126 | £138 |
| 2 beds | £150 | £162 |
| 3 beds | £174 | £186 |
| 4 beds | £204 | £216 |
| 5 beds | £234 | £246 |
| 6 beds+ | £265 | £276 |

Check-out fee (inc. Vat)

| | UF | FF |
|---------|------|------|
| Studio | £138 | £156 |
| 1 bed | £150 | £168 |
| 2 beds | £174 | £198 |
| 3 beds | £216 | £252 |
| 4 beds | £240 | £276 |
| 5 beds | £300 | £348 |
| 6 beds+ | £276 | £362 |

UF: Unfurnished FF: Fully Furnished

- **Deposit registration fee:** £36 inc. VAT

The fee is to register the deposit, paid from first month's rent.

- **Legal notices:** £60 inc. VAT

To issue a Section 21, Section 8 or Section 13 Notice, and where applicable, to post and to hand deliver to relevant address.

- **Optional handover and visual inspection of new build properties:** £300 inc. VAT

Attending the property handover with the developer to collect keys upon completion day, and addressing any issues identified upon initial visual inspection.

- **Optional deposit management service:** £250 inc. VAT

Review end of tenancy check out report, negotiate deposit deductions where applicable with the outgoing tenant and landlord. This additional service is offered for our Let Only clients, if requested.

Our fully managed service package includes this service. *Checkout fees apply as listed.