

**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 service you require.
- **Initial administration fee (for new properties only):** £195.00 inc. VAT.

This covers professional photography, floorplans and video tours, marketing, viewings, contract negotiations and initial tenancy set-up. To be paid upon signing the terms of business. Additional arrangement fees may apply.

- **Energy Performance Certificate (EPC):** £100 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:** £125.00 inc. VAT

To cover administration costs for negotiation of tenancy renewals and issuing section 13 rent increase notices. To be paid from the 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)			Check-out fee (inc. Vat)	
	UF	FF		UF	FF
Studio	£120	£140	Studio	£150	£180
1 bed	£130	£150	1 bed	£170	£200
2 beds	£160	£180	2 beds	£200	£230
3 beds	£190	£210	3 beds	£230	£260
4 beds	£220	£240	4 beds	£260	£290
5 beds	£250	£270	5 beds	£290	£320

Price on request for 6+ bedroom properties.

UF: Unfurnished FF: Fully Furnished

- **Deposit registration fee:** £45 inc. VAT

To register the deposit with the Tenancy Deposit Scheme, paid from first month's rent.

- **Legal notices:** £150 inc. VAT

To issue a Section 21, Section 8, and where applicable, to post and to hand deliver to rental property.

- **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.

- **Deposit management service:** £300 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 and Rent Collect clients, if requested. Our fully managed service includes this service. *Checkout fees apply as listed.