

Landlord and Tenant Fees and Charges England & Wales

Contents:

- Landlord Service Fees - England & Wales (excludes Central London)
- Landlord Service Fees - Central London only
- Landlord additional Service Fees (England, Wales & Central London)
- Tenant Charges and Fees (England and Wales)
- Client Money Protection and Redress Scheme

Landlord Service Fees (England & Wales, excludes Central London):

Charges and Explanation	Fees <u>Inclusive</u> of VAT
a. Lettings Set Up Fee for introducing a Tenant who enters into an agreement to Rent the Property. This is deducted in full from the first Rental payment and then any subsequent Rental payments if there are insufficient funds from first Rental payment.	Tenant Find Service: 90% of the first month's Rent - subject to a min of £720 Let and Rent Collect Service: £420 Fully Managed Service: £540
b. Let and Rent Collect Service for collecting the Rent on behalf of the Landlord (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	9.6% of the total Rent payable for the full term of the Tenancy - subject to a minimum monthly payment of £48
c. Fully Managed Service for managing the Property (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	12% of the total Rent payable for the full term of the Tenancy - subject to a minimum monthly payment of £81 .

Landlord Service Fees (Central London only):

Charges and Explanation	Fees <u>Inclusive</u> of VAT
a. Lettings Set Up Fee for introducing a Tenant who enters into an agreement to Rent the Property. This is deducted in full from the first Rental payment and then any subsequent Rental payments if there are insufficient funds from first Rental payment.	Tenant Find Service: 90% of the first month's Rent - subject to a min of £720 Let and Rent Collect Service: £720 Fully Managed Service: £960
b. Let and Rent Collect Service for collecting the Rent on behalf of the Landlord (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	9.6% of the total Rent payable for the full term of the Tenancy - subject to a minimum monthly payment of £48
c. Fully Managed Service for managing the Property (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	12% of the total Rent payable for the full term of the Tenancy - subject to a minimum monthly payment of £81 .

Landlord additional Service Fees (England and Wales Includes Central London):

Charges and Explanation	Fees Inclusive of VAT
d. Renewal commission if the Tenant or a person in actual occupation of the Property renews or extends the Tenancy or otherwise stays in occupation after the Tenancy Agreement expires you must pay Purplebricks a further fee. The renewal commission will be payable irrespective of the length of the further period of occupation and whether or not we negotiate or deal with the renewal. The commission will also be payable if the person renewing is a company in the same group (as defined by S42 of the Landlord & Tenant Act 1954) as the existing Tenant.	£150
e. Landlord share of the cost of preparing/negotiating any amendment to the Occupation Contract or change of Tenant during the Tenancy	£288
f. Courier charges if requested by the Landlord	At cost
g. Inventory Make and Check-in Arrangement Fee Starting Price for unfurnished 1-2 bed	Starting at £150 Increase subject to Number of Bedrooms and part/fully Furnished Maximum of £250
h. Managing during void periods before the tenancy commences or between tenancies/contracts if instructed by the Landlord in writing and put into funds in advance	£50 per month pro rata
i. Attending formal proceedings	£300 per hour
j. Preparing and submitting accounts to Her Majesty's Revenue & Customs if we are required to make quarterly returns to HMRC (<i>overseas Landlords</i>)	£240 per annum. Charged Quarterly £60 per Quarter
k. Arranging the GSR and maintenance service for up to three gas appliances	18% on top of contractor invoice
l. Arranging and obtaining a PAT for up to ten electrical appliances	18% on top of contractor invoice
m. Combining k. and l. and above	18% on top of contractor invoice
n. Arrangement fee for installation of Smoke and CO Alarms	18% on top of contractor invoice
o. Obtaining consents if Purplebricks is required to seek and obtain consent for letting from any other party	£84
p. Providing copy documents (of anything Purplebricks has already provided)	£15 per document
q. Landlord share of charge for deposit registration (Tenancy Deposit Scheme) (<i>applicable only where deposit requires protection with TDS</i>)	£36
r. Additional Property Visits	£60
s. Arranging and obtaining the EPC	£150
t. Submitting a Claim to the Tenancy Deposit Scheme	£180
u. Transfer of Management of existing Tenancy/Contract to Purplebricks	£276
v. Rent and Legal Protection Service	Available from £24 subject to quotation Price depends on Rent value
w. Interest	4% above the base rate of the Bank of England from time to time which shall accrue on a daily basis from the date such sums become due until payment.

Tenant/Contract-Holder Charges (England and Wales):

Charges	Fee, Explanation and/or Calculation
Rent	Payable as per your Tenancy Agreement/Contract
Tenancy Deposit (Payable following review of your draft Tenancy agreement)	Equivalent of 5 Weeks' rent (This is Calculated by dividing the annual rent by 52 and multiplying by 5)
Holding Deposit (Payable once Application is accepted)	Equivalent of 1 Weeks' rent (This is Calculated by dividing the Monthly rent by 4.35)

Tenant Fees Act 2019 permits certain fees. Charges to be made under the following circumstances

Loss of a key or other security device	Cost of replacement (invoice to be provided as evidence)
Missed appointments – such as a landlord/Agent/Contractor arranging with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refusing entry, or not being home to allow entry, resulting in charges to the landlord.	£50 Inclusive of VAT
Payment on termination of a tenancy – Landlord and letting agents are fully within their rights to expect to be paid for the entirety of the tenancy. However, there are situations where the landlord or the agent may come to an agreement with the tenant to allow them to leave early.	Payment of the landlords Set up Fee or rent for the remaining period of the contract. Subject to Agreement with Purplebricks or your Landlord.
You may request a further written statement of your contract at any time. (Wales Only) Written statement provided on the day payment is received)	£25 Inclusive of Vat
Default for late payment of rent	Chargeable from 14 days arrears calculated on the interest 3% about Bank of England base rate on the late payment of rent for each day that the payment is outstanding.

Purplebricks is part of the Propertymark Client Money Protection scheme a member of The Property Ombudsman Service.



<https://www.tpos.co.uk>



<https://www.propertymark.co.uk>

Certificates of our membership can be found on the Page 4 & 5 of this document.

The Propertymark logo is displayed in a green, lowercase, sans-serif font.

CLIENT MONEY PROTECTION

This is to certify that

Purplebricks Property Limited

Trading as

Purplebricks

is part of the Propertymark Client Money Protection scheme

Main Scheme Member

Scheme Ref: C0137726

Valid to

12/09/2024

Please note there is a £50,000 individual claim limit and an annual aggregate limit. See [propertymark.co.uk](https://www.propertymark.co.uk) for further details and exclusions.



MEMBERSHIP NUMBER: T09455

MEMBERSHIP CERTIFICATE

This is to certify that

Purplebricks Property Limited

is a member of The Property Ombudsman Scheme



Gerry Fitzjohn Chairman
of Finance & Performance
Committee