

## Fees Payable by the Tenant/ Landlord

Once you decide to rent a property through Hausman and Holmes, the following fees will apply.

### Tenants

#### **Before the tenancy starts payable to Hausman and Holmes Holding**

**Deposit:** Equivalent to 1 week's rent.

(A holding deposit is requested from a tenant to reserve a property whilst reference checks and preparation for a tenancy agreement are undertaken.)

*You can calculate the total weekly rent using the following formulae*

- *Your monthly rent x 12 % 52*

#### **Deposit:**

- For tenancies with an annual rent of less than £50,000 the deposit shall be equivalent to 5 weeks rent.
- For tenancies with an annual rent of £50,000 or more the deposit shall be equivalent to 6 weeks rent.

*You can calculate the total annual rent using one of the following formulae*

- *Total monthly rent x 12*
- *Total weekly rent x 52*

Your deposit plus the first month's rent in advance will be due in cleared funds prior to the commencement of the tenancy. All clients' deposits held by Hausman and Holmes are held in accordance with My Deposits (TDSL).

### **During the tenancy payable to Hausman and Holmes**

- Payment of £50 including VAT should the tenant request a change to the tenancy agreement.  
(For example, a change of sharer in a joint tenancy.)
- Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid (charge to be levied after rent is 14 days in arrears.)
- Payment for the reasonably incurred costs for the loss of keys/security devices and any locksmith callouts.
- Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy. Tenants wanting to surrender their tenancy before the end date or any break clause agreed will be liable for the landlords costs in re-letting the property plus any rent due until a new tenancy commences.

### **Tenant protection & Redress Scheme**

Hausman and Holmes are members of Client Money Protect which is a client money protection scheme.

In the unlikely event of Hausman and Holmes not being able to resolve your complaint, our redress scheme is held with The Property Ombudsman.

## **Landlords**

### **Let Only Service Fees on a Sole Agency basis**

7% + VAT of the gross rent

5% + VAT of the gross rent for all subsequent renewals

### **Let Only Service Fees on a Multiple Agency basis**

8% + VAT of the gross rent

6% + VAT of the gross rent for all subsequent renewals

## **Lettings only service**

- Advising on the current market value
- Advising on any improvements that can be carried out to the property to help achieve the maximum rent with a short void period
- Photographing the property
- Advertising the property and carrying out viewings
- Advising and negotiating rental offers received
- Carrying out reference checks on prospective tenants
- Arranging for a tenancy agreement to be drawn up
- Arranging for deposit protection
- Advising the landlord on any legal requirements he/she must abide by
- Arranging for Cleaning and Inventory
- Collecting the 1st months' rent and deposit and then redistributing to the landlord

**Let & Management Service Fees on a Sole Agency basis**

10% + VAT of the gross rent

8% + VAT of the gross rent for all subsequent renewals

**Let & Management Service Fees on a Multiple Agency basis**

11% + VAT of the gross rent

9% + VAT of the gross rent for all subsequent renewals

**In Addition to the Lettings service**

- Collect rent monthly
- Transfer rent to the landlord on a monthly basis and email the landlord a statement of any deductions
- Receive all communication from tenants in relation to all aspects of the tenancy, accounts, repairs and maintenance
- Inspections carried out every 6 months with reports of the inspection emailed to the landlord
- Carry out all check in and check outs with tenants
- Negotiating with tenants any deductions due at the end of a tenancy
- Payment of service charge (optional)