

LANDLORD CHARGES

We believe in being completely upfront regarding our fees - so you can manage the cost effectively and don't have to worry about any hidden charges along the way

The percentages below are applied in each case to the monthly rent payable by the tenant under the tenancy agreement, and are all inclusive of VAT.

Sole Agency

Rent Collection Service – 12.2% (10% plus VAT)

Managed Service – 14.4% (12% plus VAT)

Joint Agency

Rent Collection Service - 16.8% (14% plus VAT)

Managed Service - 20.4% (17% plus VAT)

The above are subject to a set up fee of £180 (inc of VAT)

Let Only Service

One month's rental plus VAT (E.g. if the monthly rental is £800pcm the fee is £960 Inc. VAT)

The Let Only Service is subject to a minimum fee of £600 Inc. VAT

Inventory Costs may be applicable including updating and re-typing – these costs vary dependent upon whether the Property is Furnished or Unfurnished and upon the size of the Property – please contact the Office for further information.

Additional Charges

1. Tenancy lease extension/renewal - £90 Inc. VAT.
2. Providing additional printed copies of the tenancy agreement or inventory £36 Inc. VAT.
3. Checking and making any alterations requested by the Landlord's solicitor to our standard Tenancy Agreement: £60.00 including VAT per hour or part of an hour.
4. Visits during a void period using our caretaking service £72.00 including VAT for one visit each week during office hours.
5. A supervisory fee of 9% Inc. VAT of the total cost of any works required at a property in excess of £800.
6. A supervisory fee of 9% Inc. VAT of the partial or total refurbishment of the Property costs.
7. If the Landlord is not resident in the UK the Agent will charge an administration fee of £36.00 each quarter for tax retention and completion of the documentation required by the Centre for Non Residents.
8. Cost to hire electric/oil fired heaters when tenants are without heating is subject to a fee of £12.00 including VAT per heater per day.
9. Preparation of documentation for County Court proceedings or TDS adjudication will be £120.00 including VAT and attendance at court or any tribunal on the Landlord's behalf will be charged at £240.00 including VAT per half day.
10. Duplicate/copy statements can be provided to the Landlord or accountant for a fee of £12.00 including VAT per statement or £120.00 including VAT for all the statements covering a tax year.
11. Arrangement a residential EPC £96.00 including VAT.
12. If a tenant/s introduced to the property by Jones Robinson enters into a binding contract to purchase the property a fee of 1.8% Inc. VAT of the purchase price is payable to Jones Robinson within 10 days following the completion of the sale.

TENANT CHARGES

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All fees shown below are inclusive of VAT.

Security deposit - In most cases this is equal to one and a half months' rent.

Standard tenancy administration fee – £250 inclusive of VAT per tenant.

These fees include immigration and visa confirmation, financial credit checks, obtaining reference from current or previous employer, previous or existing landlord. Contribution towards the setting up of the tenancy and the compilation and exchanging of the tenancy agreement

Additional Charges

1. Guarantor reference - £72 inclusive of VAT
2. Express check-in fee - £72 inclusive of VAT when you want to move in within 5 working days.
3. A new tenancy if you have a pet - 2 months' rent as a deposit is required instead of the standard deposit indicated above.
4. Change of occupier / re-referencing after making advance payment £216 inclusive of VAT.
5. Replacing lost inventory £36 inclusive of VAT.
6. Return of overpaid rent at end of tenancy (if sent back independently to deposit return) £36 inclusive of VAT.
7. If cleaning, movement of furniture, garden maintenance or shopping for lost items are required after the end of the tenancy £36 per hour inclusive of VAT.
8. Rent reminder letter £15 inclusive of VAT.
9. Tenant lease extension/renewal £90 inclusive of VAT.
10. Interest of 4% above the Bank of England base rate payable from the date on which the rent was due until the date on which it is actually paid.
11. Stamp Duty Land Tax – payable on the tenancies where the rent exceeds £125,000 please contact HMRC for further information.

Further details can be found in the document Renting a property – your guide as a tenant