

Landlord fees



At Hat and Home we want to ensure you know what costs you are going to incur and other charges which may come up before, during or after the tenancy. If you have any questions or would like clarity surrounding the charges levied or your obligations, your Hat and Home representative will be delighted to help.

Lettings services

Tenancy agreement fee (applicable to every tenancy)

Fee

Prepare tenancy agreement

£250 + VAT

Register deposit with an approved scheme

Obtain tenant references and verify identities (Up to four tenants)

Tenant find

High impact, comprehensive marketing

8% + VAT

Finding a tenant

Collection of first month's rent and deposit

Rent collection (includes everything above, plus):

Organise pre-tenancy clean if required by the landlord

10% + VAT

(12%)

Arrange inventory check-in

Ongoing collection of rent with monthly statements

Organisation of gas safety certificates if required by the landlord

Full Management (includes everything above, plus):

Assigned property manager

14% + VAT

Transfer of utilities

Rental payment arrears management

Arranging all repairs and maintenance

Keyholding service

Bi-annual property inspections

Managing the check-out process

**Lettings service fees based on a percentage of the total rent for the length of the entire initial tenancy period*

Landlord fees

Ancillary charges

Before the tenancy	Fee (including VAT)
AML and Sanctions checks	£70
Inventory and Check in (see specific charges in table below)	From £192
Gas safety certificate (up to 3 appliances)	£150
Legionella legal requirements (if required)	£180
Smoke and carbon monoxide alarm check and fixture	£108 (first alarm). £30 (per alarm thereafter)
Portable appliance test (if required)	£138
Electrical safety (EICR test) (if required)	£204-£252
Energy Performance Certificate	£120

During the tenancy

Overseas landlords not holding HMRC exemption certificates	£100 per quarter
Income and expenditure reports and statements	£96 (included in Full Management service)

After the tenancy

Check-out report (see specific charges in table below)	From £144
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Legal charges

Preparation and service of Section 21 Notice	£94 (included in Full Management service)
Court attendance	£114 per hour

Inventories/Check ins/Check outs

	1 Bed flat	2/3 Bed flat	2 Bed house	3 Bed house	4 Bed house
Inventory/Check in	£192	£204	£222	£240	£POA
Check out	£144	£168	£186	£216	£POA

Cleaning quotes available on request.

We are in a redress scheme operated by Property Redress Scheme and Client Money is protected in a scheme operated by Client Money Protect.

Tenant fees

At Hat and Home, we want to ensure that you know what costs you will need to pay in order to get the keys to your new home. If you have any questions or would like clarity surrounding the costs or your obligations, your Hat and Home representative will be delighted to help.



ASSURED SHORTHOLD TENANCY AGREEMENT (AST)

Before the tenancy

Holding deposit – Once the landlord has accepted your offer (subject to references and contract), you will pay a sum equal to one week's rent to reserve the property. This will be deducted from the first rental payment. Please note that this will be withheld if you fail a Right-to-Rent check, or if you or your Guarantor withdraw from the tenancy, provide materially false or misleading information, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or alternative deadline for agreement as mutually agreed in writing.)

Rent – Rent is due in full no later than the agreed rent due date and in advance as per the period stated in the tenancy agreement.

Security deposit – The security deposit is five weeks' rent where the total annual rent is less than £50,000 and six weeks' rent where the total annual rent is £50,000 or more.

Once you move in, rent must be paid as above and also you are liable for payments in respect of utilities, communication services, TV licence and Council Tax.

During the tenancy

Since 2019, private tenants in England no longer have to pay fees to move into a property, however there are a few specific instances that may occur during the tenancy in which fees are payable.

Changes to the tenancy agreement – If you request changes to the tenancy agreement that are approved by the landlord there will be a charge of £50 inc VAT, or reasonable costs incurred if higher.

Change of occupier – If you request a change in occupier which is agreed by the landlord, there will be a cost of £50 inc VAT per replacement, or reasonable costs incurred if higher. This will include referencing and Right-to-Rent checks.

Late payment of rent – If rent is overdue for more than 14 days then interest will be charged at a maximum of the Bank of England's base rate + 3% for each day outstanding.

Lost keys – If you lose your keys, you are responsible for covering the reasonable cost of their replacement. If the loss of keys means that locks need to be changed, you will be responsible for the cost of the locksmith, the new locks and the replacement of keys for tenants, the landlord and Hat and Home as required.

Early surrender of the tenancy – If you request to surrender the tenancy early, then, subject to the landlord's agreement, you will cover the landlord's costs of re-letting in addition to paying the rent up until a new tenant moves in. Please ask for further details from your Hat and Home representative if required.

COMPANY LET AGREEMENT (PLC, LTD or LLP)

Before the tenancy

Referencing, identity and sanction checks, administration and tenancy agreement fee - £600 inc VAT. This is paid to reserve the property.

During the tenancy

Renewal fee – £150 inc VAT

At the end of the tenancy

Check-out – price dependant on size of property and available upon request.

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