

SALES FEES

All prices are excluding VAT



1%

+VAT

1.2% INC VAT

NO UPFRONT PAYMENTS | PAYMENT ON COMPLETION | NO SALE NO FEE

✓ **A Brand that stands out.** Our premium branding is one of the many ways we get our properties noticed. Buyers associate our logo and our luxury hanging property boards as a stamp of quality.

✓ **Personal service.** Once instructed, you will be allocated a single point of contact who will be available to you 24 hours a day, 7 days a week. We will keep you informed every step of the way, passing on any feedback from viewings and sending weekly performance reports are just some of the ways we keep you in the loop.

✓ **We never miss an opportunity.** Outside of our long working hours, we still interact with prospective clients through our innovative website which allows clients to talk to us, book viewings and make offers 24/7. You will never lose a viewing enquiry or offer.

✓ **In-depth property details.** It is our job to present your property in the best possible way which is why we spend a lot of time to ensure your property brochure and online marketing is as detailed as possible. We build a picture of your property to immerse the reader into the home, including details of the local shops, parks and schools. We don't just sell your property, we sell the lifestyle your property offers.

✓ **Professional quality photographs and 2D/3D floor plans as standard.** We use professional quality photography equipment to achieve first class marketing images. A colour 3D floor plan really gives a feel for the property and its layout. Good floor plans generate 30% more viewing enquiries. We also do plot/garden plans to showcase outside spaces.

✓ **No long term contract.** We are so confident in our service that we don't feel the need to tie you into a long contract.

ADDITIONAL SERVICES

EPC	£90
2d & 3D Floor Plans & Professional Photography	INCLUDED

LANDLORD LETTING FEES

All prices are including VAT



Tenant Set up Fee: £200

To include marketing, floor plans, professional quality photographs, accompanied viewings, tenant negotiations, preparation of tenancy agreement, tenant referencing, registering tenant deposit.

Management Fee: 12%

To include dealing with any maintenance issues, ad-hoc inspections as required, rent collect and monthly statements, manage smoke alarms, CO2 detectors, Gas Safety Certificates.

Contract renewal fee: £90

At the end of the initial tenancy, the tenancy will need to be renewed; either for another fixed term or for a rolling open ended term.

Tenant Referencing: £90

This charge is per tenant and includes a landlord, employer and credit check. An immigration status is now a legal requirement which is also included.

Inventory and inspection fees:

An inventory is required at the start of every new tenancy. An interim inspection will be required every 3 months. The Check Out Inspection is essential to be able to reclaim monies from deposits, should that be necessary.

Bedrooms	Inventory	Interim Inspection	Check Out Inspection
HMO	£60	£50	£60
0-2 beds	£120	£50	£120
3 – 4 beds	£160	£75	£160
4+ beds	£200	£75	£200

Other Services:

Gas Safety and EPC: £90
Smoke/CO² detectors: £90

FIND A TENANT ONLY SERVICE – NO MANAGEMENT

50% of first months rent (Max £500).

To include marketing, floor plans, professional quality photographs, accompanied viewings, tenant negotiations, preparation of tenancy agreement, tenant referencing, registering tenant deposit. Any other services required will be chargeable as above.

TENANT LETTING FEES

All prices are including VAT



	Rooms	Whole Properties (Studio-2 bedrooms)	Whole Properties (3 bedrooms+)
Admin Fee	£150	£330	£400
Renewal Fee - Fixed Term	£90	£90	£90
Renewal Fee – Rolling	£120	£120	£120
Legal Occupier/ Additional References	£60	£60	£60
Guarantor	£60	£60	£60
Check Out Fee	£60	£90	£120

Anderson Reid Essentials: £12 per month

This is a compulsory charge for all tenants which provides them access to an online account to manage their tenancy. This fee must be transferred with monthly rent.

End a Tenancy Agreement outside of contractual notice period:

Forfeit of deposit unless a suitable tenant is provided to take over tenancy.

Late Payment (over 5 days):

Amount x Interest [5%+base rate%] x Days Late= Total Penalty.

Additional Resident Fee (shared accommodation only):

+£50 per month for duration of tenancy.

Call out charges:

Lost keys visit (within working hours): £24

Out of hours phone call: £14

Out of hours site visit: £36 (mon-fri) or £60 (sat, sun, bank holidays)

Damage to Property:

Damage under £50 will incur a £14 agency fee. Damage over £50 will incur a £30 agency fee.

OTHER:

Failed off-site meeting: £30.

Overpayment In Bank/Return of funds: One off fine of £20.

Duplicate documentation: £30 per document.

Debt Collection (after 28 days): £120 fee plus agency fees.