

Landlord Services	Fees or Charges
Letting Service (LET ONLY) Including marketing of your property across online portals and our applicant database, accompanied viewings with potential applicants, negotiating offers and all services outlined in the Letting & Occupation Contract Set Up	4 weeks rent plus VAT If your weekly rent is £250, your 4 weeks rent + VAT would amount to £1,200 incl. VAT
Enhanced Marketing Service Including marketing of your property with our exclusive social media technology, FLINK®	£185 incl. VAT
Letting & Occupation Contract Set Up Including marketing of your property across online portals and our applicant database, accompanied viewings with potential applicants, negotiating offers, referencing potential contract-holders, conducting a Right to Rent check and a PEP and sanctions check, conducting a Landlord AML check, identifying and obtaining the necessary safety and compliance documentation, producing the Occupation Contract and any guarantee required, serving the documentation required by the De-Regulation Act 2015 to the incoming contract-holders, arranging the appropriate deposit documentation to be signed and taking payment of move-in monies	£714 incl. VAT
Rent Collection Including rent collection, arrears collection, accounting & renewal negotiation <i>Subject to a minimum fee of £60 incl. VAT per month where the rent is lower than or equal to £700 per month</i>	12% of rent payable incl. VAT
Full Management Including property maintenance, property visit, deposit negotiation together with all services applicable under rent collection <i>Subject to a minimum fee of £84 incl. VAT per month where the rent is lower than or equal to £700 per month</i>	16.8% of rent payable incl. VAT
Extension Set Up Production of Fixed Term Standard Occupation Contract or Periodic Standard Occupation Contract	£180 incl. VAT
Management Takeover Set Up	£300 incl. VAT
Instruction of another agent during sole agency period – Administration	£360 incl. VAT
Withdrawal from entering into an Occupation Contract having instructed Darlows to proceed - Administration	£360 incl. VAT
Paper copies of statements of account	£3.00 per month incl. VAT
Tax retention and completion of documentation for HMRC	£99 per quarter incl. VAT
Administration Fee for the provision of NRL gross annual income and expenditure statement to HMRC	£50 incl. VAT
Provision of a statement showing gross income and expenditure for the year	£120 incl. VAT
Negotiations of deductions from deposit or flatbond	£300 incl. VAT
Deposit scheme or flatfair dispute submission Where expressly instructed not to conduct an inventory	£300 incl. VAT
Attendance at court/tribunal	£420 incl. VAT per day or part thereof
Service of notices - Administration	£250 incl. VAT
Change of Sharer	£180 incl. VAT
Additional Property Visit In addition to those included in your terms of business	£46.80 incl. VAT
Wait at property for landlord appointed contractor appointment	£60 per hour/part thereof incl. VAT
Undertake partial or total furnishings for the property – Administration	12% total value incl. VAT
Key Cutting Administration Charge	£30 incl. VAT
Payment to a bank account held outside of the United Kingdom	£50 per payment made incl. VAT
Licensing Application Where a landlord requires a HMO, Additional or Selective Licence for the property (N.B. This is an application service only and does not result in Darlows becoming the licence holder for the property).	£450 incl. VAT
Rent Confirmation Letter for Mortgage Provider	£50 incl. VAT
Gas Safety Administration Arrangement of gas safety certificate where instructed	£126 incl. VAT Inclusive of the cost of the inspection
Rent Administration Rent Payments made to landlord after termination of service	£50 per payment made incl. VAT
Rent and Legal Protection	4.45% of rent payable
Inventory Fee (subject to property size and furnishings)	up to £500 incl. VAT
Additional Property Visit In addition to those included in your terms of business	£46.80 incl. VAT
Statutory Declaration Form Which requires witnessing by a solicitor	£24 incl. VAT
Termination fees (Not payable if we have breached our contract with you):	
Termination of our contract by you following acceptance of an offer from a proposed contract-holder (but prior to grant of the Occupation Contract)	4 months rent plus VAT
Termination of our contract by you during a fixed term Occupation Contract arranged by us	Balance of any full management or rent collection fees that would have been payable during the term of the Occupation Contract
Termination of our contract by you after the expiry a fixed term Occupation Contract arranged by us but whilst the same contract-holder remains in the property under either a statutory periodic Occupation Contract or a new fixed term Occupation Contract with you	6 weeks rent plus VAT

Contract-Holder costs of moving and renting	Fees or Charges
Holding deposit In order to reserve the property	1 week's rent *calculation example: monthly rent x 12 divided by 52
The Rent As agreed for the property and specified in the Occupation Contract	Subject to agreement
Security deposit or	5 week's rent *calculation example: monthly rent x 12 divided by 52 x 5
flatfair Membership Fee Where a contract-holder opts to use the security deposit replacement scheme	28% of the first month's rent (plus VAT)
Change of Occupation Contract Fee Redrafting Occupation Contract referencing new contract-holder(s) re-registering the deposit and producing prescribed information notice	£50 incl. VAT
Early Release Charge If a contract-holder wishes to end their Occupation Contract outside of the agreed terms, they are required to cover the loss incurred by the landlord as a result of the early termination	Landlord costs of re-marketing and setting up a new Occupation Contract. Either the Landlord Letting Service Fee or Discounted Letting Service Fee and the Occupation Contract Set-Up Fee as listed above
Late Payment of Rent Fee Where a rental payment is significantly delayed a fee will be applied	Late rental payment interest charge - 3% of amount owed above the Bank of England base rate, levied after the 14th day that the rent is late
Key Replacement Fee Where a contract-holder requires a replacement key or security device for their property	Up to £30 per key incl. VAT



Darlows are members of The Property Ombudsman independent redress scheme, a money protection scheme through ARLA Propertymark and are also members of safeagent.