samuel estates
YOUR PROPERTY • OUR BUSINESS

LANDLORDS FEES

At Samuel Estates, we take immense pride in providing all our clients and landlords with a detailed and transparent list of all fees and charges that may be incurred after you have instructed us to act on your behalf. All our current fees and charges are shown inclusive of VAT at the standard rate of 20%.

Letting service	**8% + VAT (9.6% inc VAT)**
Management service	**6% + VAT (7.2% inc VAT)**

ADDITIONAL FEES

All additional fees listed below are inclusive of VAT.

Tenancy agreement **£199 Inc VAT**
Usually being a fix term of 1 year with a 6-month break clause for a new tenancy.

Tenancy deposit registration **£60 Inc VAT**
For registering the Tenants Deposit in accordance with the Tenancy Deposit Act.

3rd party referencing **£90 Inc VAT**
Independent 3rd party comprehensive reference and credit checks.

Inventory reports **Price from £160 Inc VAT**
For the preparation of an inventory and schedule of Condition. Cost will depend on the size and style of the property.

Substitution or change of sharer **£300 Inc VAT**
For the preparation and signing the deed of assignment, updating the Tenancy deposit certificate and reissuing the Prescribed Information relating to the Deposit in accordance with the Tenancy Deposit Act.

Gas Safety Certificate **£114 Inc VAT**
For arranging and obtaining a GAS Safety Certificate.

Electrical Safety Certificate **£260 Inc VAT**
For arranging and obtaining an Electrical Safety Certificate. Cost will depend on the size of the property.

Legionella Risk Assessment **£150 Inc VAT**
In line with guidance issued by health and safety executive in relation to the control of legionella bacteria, we can arrange for a risk assessment to be carried out.

Service of Notices **£120 Inc VAT**
For the notices to terminate a tenancy.