



SCHEDULE OF LANDLORD FEES

Michael Morris does not make any additional charges on providing a standard managed or non-managed service. However there are third party costs that you should be aware of and below is an approximate guide to these charges:

Tenant References

It is mandatory to have tenants reference.
This is charge £114.00 inclusive of VAT

Inventory

It is the landlords responsibility to pay for both the Inventory and Now the check out at the end of the tenancy As per Gov change 1 June 2019).

Typical Charges for Check-in/ Check-out and Inventory

(The prices below may vary and should be used as a guide, we cannot give accurate third-party costs they can change depending on company used).

Studio £161 plus VAT = £193.20

1 Bedroom £168 plus VAT = £201.60

2 Bedroom £175 plus VAT = £210.00

3 Bedroom £182 plus VAT = £218.40

4 Bedroom £189 plus VAT = £226.80

5 Bedroom £196 plus VAT = £235.20

Cleaning

We can instruct cleaners on your behalf. This will be carried out by third parties and estimates can be provided prior to instruction as a guide.

EPC

It is mandatory that we have an Energy Performance Certificate for all rental properties. Please confirm if you would like us to organize this for you. The cost is approximately £50 plus VAT (£60).

Electrical Inspection

As of the 1st July 2020 it is mandatory to ensure the electrical installations in a property are safe. Landlord must provide an EICR to tenants before they move in and are required by law to carry out any remedial works. It is also the landlord's responsibility to ensure that all the electrical appliances provided are safe before a tenancy begins and throughout its duration. If you would like us to arrange an inspection on your behalf, please let us know. An EICR costs approximately £150.00 inc.VAT.

Gas Safety Inspection

Please confirm whether you would like us to carry out a Gas Safety Inspection at the property, the cost is £65 + VAT = £78.00. If you already have a certificate, please provide a copy in time for the move-in date. This must be a current certificate and must be passed.

We cannot, under any circumstances, allow a tenancy to proceed without a passed Gas Safety Certificate.

It is now also mandatory to have a carbon monoxide detector at the property and if there isn't one there, the Engineer will fit one for £20 + VAT = £24.00.

Legionella Risk Assessment

The update for this Legislation was enforced in March 2014 and is mandatory for all residential lettings to carry out a professional risk assessment and if necessary, take action. The Health & Safety Executive has released a revised Approval Code of Practice: *Legionnaires' disease: the control of Legionella bacteria in water systems*. It underlines the requirements for landlords and managing agents to ensure that the risk from exposure to Legionella from all water systems in residential rental premises is controlled. Failure to do so can lead to a £5000 fine and prosecution under the Occupiers Liability Act, 1957. The Assessment will inform us if treatment is necessary and if it is you will be informed of what action needs to be taken. Depending on the property, the assessment will be carried out every two years unless the assessor deems it necessary to assess on a yearly basis. It is more likely for properties with water tanks to be checked more often than those properties with combination boilers. The cost of this is £65 + VAT (£78).

If you have the gas safety inspection and the legionella risk assessment done at the same the cost for this is £99.50 plus VAT (£119.40).

Management – Deposit

Due to the legislation that came into force from 6 April 2007, all dilapidation deposits for Assured Shorthold Tenancies must be registered with a government approved scheme. Michael Morris are joined to the Deposit Protection Service and will forward the Dilapidation Deposit in its entirety to DPS with 14 days of receipt of the move in balance and signing of the Assured Shorthold Tenancy Agreement. In turn the DPS will submit an ID Number to the tenants. <https://www.depositprotection.com>

Letting Only – Deposit

If you intending to manage the property, you will need to provide us with details of the scheme that you are registering with. For further information concerning tenancy deposit schemes available please go to this link. <http://www.direct.gov.uk/en/TenancyDeposit/index.htm>. Please note that on your instruction we are happy to register the deposit on your behalf with the Deposit Protection Service.

It is mandatory that Landlords who register the deposit themselves must give evidence that they have registered with a scheme. We shall need to provide your tenants with this information at the start of their tenancy.

Michael Morris is not a member of a Client Money Protection Scheme.

Please note that we are a member of the TPO scheme and subscribe to its code of practice. <http://www.tpos.co.uk/> (A consumer guide is available upon request)

Fees

The Management Fee is 14% plus VAT (16.8% inclusive of VAT) and will be deducted on a monthly basis. The Let-Only fee is agreed 10% plus VAT (12% inclusive of VAT) and will be deducted 12 months in advance. We do not charge a commission for third party expenses.

Right to Cancel

You have the right to cancel this contract within 14 days of the date that it is entered into without giving any reason. If you wish to cancel you must make a clear statement to us such as (an email or letter) and send this to us within 14 days. Please note that if an agreed sale has taken place before cancellation then fees will be due as per our agreement, please note that you will be liable for any costs / expenditure incurred ie: photography, Floorplans and EPC.

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