

## CBRE Landlord Fees

[cbreresidential.com/uk](http://cbreresidential.com/uk)

Service:	Includes:	
<p><b>Letting:</b></p> <p>11% + VAT (13.2% inc VAT) of rent for the term</p> <p><b>Renewal term:</b></p> <p>8% + VAT (9.6% inc VAT)</p> <p><b>Short let (6 months or less):</b></p> <p>18% + VAT (21.6% inc VAT) of rent for the term including any renewal</p>	<ul style="list-style-type: none"> <li>- Agree a market rent</li> <li>- Provide advice on market conditions</li> <li>- Advise on best preparation and presentation of your property</li> <li>- Discuss non-resident tax status and HMRC deductions</li> <li>- Commence marketing and advertising on relevant portals</li> </ul>	<ul style="list-style-type: none"> <li>- Conduct accompanied viewings</li> <li>- Negotiate offers to source a tenant and secure holding deposit</li> <li>- Carry out third party referencing</li> <li>- Prepare and administer Tenancy Agreement</li> <li>- Arrange for a potential renewal / negotiate renewal, prepare and present documentation</li> </ul>
<p><b>Rent Collect Letting:</b></p> <p>12% + VAT (14.4% inc VAT)</p>	<ul style="list-style-type: none"> <li>- Agree a market rent</li> <li>- Provide advice on market conditions</li> <li>- Commence marketing and advertising on relevant portals</li> <li>- Collect rent</li> <li>- Conduct accompanied viewings</li> </ul>	<ul style="list-style-type: none"> <li>- Negotiate offers to source a tenant and secure holding deposit</li> <li>- Prepare and administer Tenancy Agreement</li> <li>- Arrange for a potential renewal / negotiate renewal, prepare and present documentation</li> </ul>
<p><b>Letting and Management:</b></p> <p>17% + VAT (20.4% inc VAT) of rent for the term (in addition to the letting only service)</p> <p><b>Renewal term:</b></p> <p>14% + VAT (16.8% inc VAT) (in addition to the letting only service)</p> <p><b>Short let (6 months or less):</b></p> <p>25% + VAT (30% inc VAT) of rent for the term including any renewal (in addition to the letting only service)</p>	<ul style="list-style-type: none"> <li>- Organise an Energy Performance Certificate (EPC)</li> <li>- Ensure the Landlord complies with their statutory obligations</li> <li>- Collect initial rent payment, Tenant deposit</li> <li>- Hold keys throughout the Tenancy</li> <li>- Register Tenants deposit (fees apply)</li> <li>- Organise inventory make and check-in</li> </ul>	<ul style="list-style-type: none"> <li>- Deduct commission and other pre-tenancy invoices</li> <li>- Submit invoice for balance of commission fees</li> <li>- Collect and forward rent throughout the Tenancy</li> <li>- Conduct property inspections at least once per annum and provide feedback to the landlord</li> <li>- Deal with and arrange for repairs through approved contractors</li> </ul>
<p><b>Management Only:</b></p> <p>6% + VAT (7.2% inc VAT) (does not include the Lettings service)</p>	<ul style="list-style-type: none"> <li>- Pay invoices resulting from repairs, ground rent, service charges and other property related outgoings</li> <li>- Prepare statements detailing rent received as well as any other income or outgoings in respect of the Property</li> <li>- Provide a Property Management emergency out of hours service</li> </ul>	<ul style="list-style-type: none"> <li>- Deal with day to day management matters</li> <li>- Negotiate renewal, prepare and present documentation</li> <li>- Organise inventory check-out</li> <li>- Deal with the end of Tenancy and any related issues such as damage caused by the Tenant</li> <li>- Release Tenant's deposit once agreement is reached</li> </ul>

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## Additional optional and non-optional fees:

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Tenancy Agreement fee	£225 +VAT (£270 inc VAT)
Deposit registration fee (register landlord and tenant details and protect the security deposit with a government-authorised scheme)	£50 +VAT (£60 inc VAT)
Inventory 'make and check-in'	£130 +VAT (£156 inc VAT)
Copy of documents	£10 +VAT (£12 inc VAT) per copy
Energy Performance Certificate	£80 +VAT (£96 inc VAT)
Insurance claims	£100 +VAT (£120 inc VAT) per hour
Tenancy renewal fee (landlords share)	£175 + VAT (£210 inc VAT)
Abortive tenancy fee	One weeks' rent
Purchases by tenants introduced by CBRE	2% +VAT of purchase price (2.4% inc VAT)
Attendance at formal proceedings	£120 +VAT (£144 inc VAT) per hour
Furnishing and refurbishment services	10% +VAT (12% inc VAT)
Post purchase pre let service	£700 +VAT (£840 inc VAT)

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Our fees are calculated by reference to the gross rent payable under the relevant Tenancy Agreement.  
If you have any questions on our fees and costs, please ask a member of the team.



Client Money Protection (CMP)  
Provided by ARLA



Independent redress scheme  
Provided by Ombudsman Service:  
Property (OS:P)



CBRE Limited is a member of  
Tenancy Deposit Scheme (TDS)