

CBRE Landlord Fees

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Service:	Includes:	
<p>Letting: 11% + VAT (13.2% inc VAT) of rent for the term</p> <p>Renewal term: 8% + VAT (9.6% inc VAT)</p> <p>Short let (short term tenancies up to 90 days duration): 18% + VAT (21.6% inc VAT) of rent for the term including any renewal</p>	<ul style="list-style-type: none"> - Agree the marketing price of the property - Provide advice on market conditions - Discuss non-resident tax status and HMRC deductions - Advise on best preparation and presentation of your property - Commence marketing and advertising on relevant portals - Conduct accompanied viewings - Advise on best preparation and presentation of your property 	<ul style="list-style-type: none"> - Negotiate offers to source a tenant and secure holding deposit - Carry out third party referencing - Prepare and administer the Tenancy Agreement - Organise an inventory check-in and inventory check-out - Prepare an initial statement detailing rent received as well as any other income or outgoings in respect of your property - Arrange for a potential renewal / negotiate renewal, prepare and present documentation - Protect the tenant's deposit
<p>Rent Collect Letting: 12% + VAT (14.4% inc VAT)</p>	<ul style="list-style-type: none"> - Agree the marketing price of the property - Provide advice on market conditions - Discuss non-resident tax status and HMRC deductions - Advise on best preparation and presentation of your property - Commence marketing and advertising on relevant portals - Conduct accompanied viewings - Advise on best preparation and presentation of your property - Negotiate offers to source a tenant and secure holding deposit 	<ul style="list-style-type: none"> - Carry out third party referencing - Prepare and administer the Tenancy Agreement - Organise an inventory check-in and inventory check-out - Collect rent in line with the Tenancy Agreement - Prepare statements detailing rent received as well as any other income or outgoings in respect of your property - Arrange for a potential renewal / negotiate renewal, prepare and present documentation - Protect the tenant's deposit
<p>Letting and Management: In addition to the above features of the Rent Collect Letting service</p> <p>17% + VAT (20.4% inc VAT) of rent for the term (in addition to the letting only service)</p> <p>Renewal term: 14% + VAT (16.8% inc VAT) (in addition to the letting only service)</p> <p>Short let (short term tenancies up to 90 days duration): 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"> - Protect the Tenants deposit - Collect rent in line with the Tenancy Agreement - Prepare statements detailing rent received as well as any other income or outgoings in respect of your property - Ensure the Landlord complies with their statutory obligations - Organise an Energy Performance Certificate (EPC) where required - Hold keys for the duration of the Tenancy - Conduct one property inspection per year and report to the landlord - Undertake maintenance and repairs as required using a panel of approved contractors - Pay invoices resulting from repairs, ground rent, service charges and other property related outgoings 	<ul style="list-style-type: none"> - Manage day to day issues raised by the tenant - Provide an 'out of hours service' for emergency repairs and maintenance - Serve notice to end the tenancy as instructed by the Landlord - Receive notice from the Tenant and revert to the Landlord for instruction - Arrange for a potential renewal / negotiate renewal, prepare and present documentation - Organise inventory check-out - Suggest and negotiate appropriate deductions from a Tenants security deposit based on the inventory check-out - Administer the return of the Tenants security deposit
<p>Management Only: 6% + VAT (7.2% inc VAT) (does not include the Lettings service)</p>	<ul style="list-style-type: none"> - Protect the Tenants deposit - Collect rent in line with the Tenancy Agreement - Prepare statements detailing rent received as well as any other income or outgoings in respect of your property - Ensure the Landlord complies with their statutory obligations - Organise an Energy Performance Certificate (EPC) where required - Hold keys for the duration of the Tenancy - Conduct one property inspection per year and report to the landlord - Undertake maintenance and repairs as required using a panel of approved contractors - Pay invoices resulting from repairs, ground rent, service charges and other property related outgoings 	<ul style="list-style-type: none"> - Manage day to day issues raised by the tenant - Provide an 'out of hours service' for emergency repairs and maintenance - Serve notice to end the tenancy as instructed by the Landlord - Receive notice from the Tenant and revert to the Landlord for instruction - Arrange for a potential renewal / negotiate renewal, prepare and present documentation - Organise inventory check-out - Suggest and negotiate appropriate deductions from a Tenants security deposit based on the inventory check-out - Administer the return of the Tenants security deposit

Additional optional and non-optional fees:

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)

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 Propertymark



Independent redress scheme
Property Redress Scheme



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