

ROKSTONE LETTINGS

Rokstone Landlord Charges

Standard Lettings Service 11% + VAT - 13.2% (inc VAT) Including tenant find and rent collection

Fully Managed Service 17% + VAT - 20.4% (inc VAT) Including tenant find, rent collection and tenancy management

Short Term Let 20 % + VAT - 24% (inc VAT) Including tenant find and rent collection for tenancies less than six months

Fully Managed Short Term Let 25% + VAT - 30% (inc VAT) Including tenant find, rent collection and tenancy management for tenancies less than six months

Tenancy Admin fee for non-managed properties - £240 (inc VAT) preparing offer Letters, Tenancy Agreement, referencing and right to rent checks

Pre-Tenancy management for non-managed properties - £60 (inc VAT) arranging of gas safety, inventory, clean etc

Additional non-optional fees and charges -The costs of clean, EPC, gas safety and inventory are set by third party suppliers and will be directly charged to the Landlord without any additional surcharges (irrespective of level of service)

Sale of the Property to the Tenant - 1.8% (incl VAT) of the Sale Price

Submission of non resident Landlord receipts to HMRC - £240 (incl VAT) Annually. To remit and balance the financial return to HMRC

Please note that for long and short lets our lettings commission is charged upfront for the term of the agreement at the start of the tenancy (minimum 12 months in advance). For tenancies with a minimum term of more than 12 month our fees will be charged in advance up to the break clause with the balance due in advance of the initial fixed term expiring i.e. A 24-month tenancy with an 18-month break clause fees will be charged in advance for 18 months and as agreed thereafter. Commission will also be due on every tenancy renewal.

Rokstone.com

Rokstone Lettings 020 7580 2030
5 Dorset Street, London W1U 6QJ



Rokstone Tenant Charges

Tenancy Agreement Fee - No Charge for assured shorthold tenancies and licences to occupy. £240 inc VAT for company tenancies and common law tenancies

Holding Deposit* - Equivalent to one week's rent

Tenancy Deposit* - Equivalent to five weeks rent for tenancies less than £50,000 per annum (£961.53 per week) or six weeks rent for tenancies between £50,000 to £100,000 per Annum. This will be protected in My Deposits Tenancy Deposit Scheme and may be returned at the end of the tenancy

Amendment fee* - £50 (inc VAT) - Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Check Out Costs - No Charge for assured shorthold tenancies** and licences to occupy. For company tenancies and common law tenancies the Inventory Company charge will be dependant on size and content of property. The Landlord will pay for the inventory and check in and tenant will be liable for the check out

Unpaid Rent / Returned Payments Interest at 3% above Bank of England Base Rate from date due

Stamp Duty Due on tenancies where the rent amounts to over £125,000. For more information please refer to the HMRC

*for assured shorthold tenancies and licences to occupy (subject to excluded licence types as stated in the Tenant Fees Act 2019)

** <https://www.gov.uk/government/publications/top-tips-for-tenants-assured-shorthold-tenancies>