

Harcourts' Landlord Fees

Fee Description	Cost (including VAT)
Set up fee for new tenancy – Equal to one week's rent, subject to a minimum fee £270.00, to include: <ul style="list-style-type: none"> All advertising, attendance and negotiation of rental. Supply and preparation of a fixed term Assured Shorthold Tenancy Agreement. Full independent inventory. 	Minimum £270.00
Renewal/rent review fee – <ul style="list-style-type: none"> Review rent in accordance with current prevailing market conditions. Supply and preparation of a fixed term Assured Shorthold Tenancy Agreement. 	£48.00
Professional Works Fee – <ul style="list-style-type: none"> Arranging access and assessing costs with contractors and providing quotations. Ensuring work has been carried out in accordance with the specification of works. Retain any warranty or guarantee as a result of any works (where applicable). 	12% of Net Cost
Court Attendance – <ul style="list-style-type: none"> To attend any court matter on behalf of the landlord. 	£120.00
Energy Performance Certificate – <ul style="list-style-type: none"> Arranging for a certified assessor to carry out the assessment. 	£78.00
Gas Safety Certificate – <ul style="list-style-type: none"> Maintaining and organising annual checks in accordance with regulations. 	Cost plus £24.00
Periodical Electrical Test – <ul style="list-style-type: none"> To arrange safety check of electric sockets and wiring. 	Cost plus £24.00
Portable Appliance Testing – <ul style="list-style-type: none"> Arranging the inspection of electrical appliances and equipment. 	Cost plus £12.00
Legionella Risk Assessment – <ul style="list-style-type: none"> Arrange inspection and full report to be carried out to ascertain the level of risk and to respond accordingly. 	Cost plus £14.40

Harcourts is a part of the National Federation of Property Professionals Client Money Protection Scheme.