

Landlord Fees Bromley

Service Package Fees

Letting

A fee of 9.6% including VAT (8% + VAT) of the total rent payable for the entire length of the tenancy as stated in the tenancy agreement, payable at the commencement of the tenancy.*

Letting & Rent Collection

A fee of 12% including VAT (10% + VAT) of the gross monthly rental income, paid monthly, for the entire length of the tenancy as stated in the tenancy agreement* including any extensions or continuations.

Letting & Management

A fee of 15% including VAT (12.5% + VAT) of the gross monthly rental income, paid monthly, for the entire length of the tenancy as stated in the tenancy agreement* and for any extensions or continuations. Please note that we DO NOT charge extra for arranging maintenance jobs, and we DO NOT add a fee to our contractors' invoices.

All fees are subject to VAT at the current rate

**Please see Terms & Conditions Ref. SP.LET 108 prior to us taking your instructions*

"Proctors offer three different service packages; from finding a new tenant to full property management, we can help."

SET-UP & ADDITIONAL CHARGES Including VAT

Tenant Referencing - Initial Let	FREE
Subsequent per Reference	£60.00
Tenant/Occupier Right to Rent Checks (Re-checks for rent collection and management only)	FREE
Tenancy Agreement (All) Install Let & subsequent renewals/new fixed terms	£180.00
Tenant Deposit Protection (Deposit protection and administration at commencement and end of tenancy)	£60.00
Serving Notices	£60.00
Continuations/Periodic To confirm continuations/statutory periodic basis	£60.00
In Agreement Admin Fee (i.e. alterations/renegotiations/early terminations and change of tenant)	£120.00
Renewal To issue a further fixed term tenancy agreement charged to the equivalent of one week's rent plus VAT	



PROCTORS

WHERE TO FIND US

📍 11 Plaistow Lane, Bromley, BR1 4DS
☎ 020 8460 4166

Chat to Proctors Homes on:



FREE INITIAL TENANT REFERENCING

We undertake stringent referencing to determine a tenant's suitability, to include credit check, employers and previous landlord references where appropriate. References are carried out by an independent company to ensure impartiality.

DEPOSITS

We take five weeks rent (rent under £50,000 per year) or 6 weeks rent (rent in excess of £50,000 per year). All deposits are passed to one of the government's Tenancy Deposit Protection Schemes.

IN-HOUSE MANAGEMENT

All lettings matters are dealt with in branch; we do not have a central call centre. Our teams are the first and last point of contact for all queries. Management, accounts/rent collection, legal matters and renewals are all arranged by our experienced and fully trained professional team.

We provide client money protection insurance via CMP (Client Money Protection)



SET-UP & ADDITIONAL CHARGES CONTINUED

Including VAT

Local Authority/Council Private Landlord Licencing (Managed Properties only)

Property Inspection

£60.00

Non Resident Landlords

If the Landlord is not resident in the UK and we have to retain tax from rental income, we will charge an administration fee of £60.00 including VAT each quarter for tax retention and completion of the documentation required by the Centre for Non Residents.

DISBURSEMENTS

The following services are in addition to the above and form the subject of an additional charge.

Energy Performance Certificate (EPC)

We can arrange for an assessor to carry out an EPC.
Obligatory for all rental properties.

£102.00

Gas Safety Certificate

Landlords' Gas Safety Checks are obligatory for all rental properties. We can arrange for a gas safety engineer to carry out a check for you. Installation of Smoke Alarms/Carbon Monoxide Detector.

Scale of Fees available on request

Management of Void Periods

Scale of Fees available on request

Check In and Out, Inventory and Schedule of Condition:

Letting and Letting & Rent Collection Service – optional.

Scale of Fees available upon request.

Electrical/PAT Testing

We can arrange for a check to be carried out by approved contractors.

Scale of Fees available upon request.

Cleaning

We can arrange for this service.

Scale of Fees available upon request.

Mid-term Inspections

Professional independent mid-term inspections.

£60.00

REFERRAL FEES

When employing Rent4sure Ltd Referencing Company we can receive rebates against their charges, if tenant or landlords take out the following products:

- Tenants Liability Insurance - £14.11
- Landlord Direct Rent Protection - £50
- Tenants or Landlords Building and Contents Insurance - 20% of policy sold, typically £15 - £30
- Broadband or Utilities - £12.50

It is your decision whether you choose to deal with Rent4sure for these products and in making that decision, you should know that we receive the stated rebates.

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