

Bychoice

LETTINGS

Associations and Memberships

Bychoice are members of the Royal Institution of Chartered Surveyors (RICS) Client Money Protection Scheme.

Bychoice are members of The Property Ombudsman (TPO)

Landlords Fees

Description	Fees*
Letting Fee including Marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement and completion of the paperwork	1 months rent plus VAT
Managed Letting Fee including Marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement (fee shared with tenant), completion of paperwork, registration of tenants deposit and pre-let paperwork	½ months rent plus VAT
Inventory and condition report - To include registering, lodging the deposit and annual deposit fee	From £150.00 plus vat
Rent Collection including rent collection, arrears collection, accounting and renewal negotiation	10% of rent payable plus vat
Full Management including property maintenance, property visit, service of notices, deposit negotiation together with all services applicable under rent collection	12% of rent payable plus vat
Renewal tenancy agreement production of extension tenancy agreement	£100 plus VAT
Checkout Fee and updated Inventory and condition report	£100 plus Vat
Withdrawal from entering into a tenancy having instructed Bychoice to proceed – Administration fee	£250 plus VAT
Paper copies of statements of accounts	£2 plus VAT per month
Tax retention and completion of documentation for HMRC	£80 plus VAT per quarter
Administration fee for the provision of NRL gross annual income and expenditure statement to HMRC	£36 plus VAT
Provision of a statement showing gross income and expenditure for the year	£20 plus VAT
Negotiations of deductions from deposit (not fully managed)	£300 plus VAT
Attendance at Court/Tribunal	£180 plus VAT day/part thereof
Service of notices administration fee (including section 21 & 13 notices) where Full Management service is not taken	£100 plus VAT
Extra property visit	£50 plus VAT
Tenant Referencing Fee	£55 plus VAT per tenant/Guarantor

Tenants Fees

Description	Fees*
Change of Sharer – All associated works	£50 including VAT
Early Surrender - - All associated Works	On an individual basis based on Landlords fees