

SIGNATURE

NORTH EAST

Landlord Fees

Item	Fee/Fee Range
Preparing inventory / schedule of condition	1-2 Bedrooms £150, 3 Bedrooms + £210
Checkout inspection/schedule of condition	1-2 Bedrooms £120, 3 Bedrooms + £150
Maintenance disbursement fee	12% of cost of invoiced work
Selective/Additional License Application	£300
Additional Property Inspections	£60
Rent Review (serving of Section 13 Notice)	£90
Completion & Service of Legal Notices (Section 21/Section 8)	£120
Cancellation of Contractual Services	2 Months' notice needed and £354 payable (if notice served within the first 12 months of a tenancy)
EICR (Electrical Installation Condition Report)	£210
CPI2 (Gas Safety Certificate)	£90
EPC (Energy Performance Certificate)	£178.80

Signature North East Limited are members of the independent redress scheme, offered by The Property Ombudsman. We also hold Professional Indemnity Insurance, as well as belonging to Client Protect, a Client Protection Scheme.

Please note, all fees are quoted inclusive of VAT

SIGNATURE

NORTH EAST

Landlord Fees continued

Our standard landlord fee for a **Tenant Find** service is between 75% and 120% of one calendar month's rent (subject to a minimum fee of £540).

Our standard landlord fee for a full **Property Management** service is between 10% and 18% of each months rent.

We are also able to offer a Part-Managed service to cater for your individual needs. Please contact us on 0191 251 3344 to discuss bespoke pricing.

Tenant Fees

Task	Fees
Holding deposit (per tenancy)	One week's rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security deposit (per tenancy)	Five or six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost keys or other security devices	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.
Variation of contract (tenant's request)	£50 per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Early termination (tenant's request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.