



## Landlord and Tenant Fees and Charges England & Wales

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### Landlord Service Fees (England & Wales, excludes Central London):

Charges	Explanation	Fees <u>Inclusive</u> of VAT
<b>a. Lettings Set Up Fee</b>	introducing a Tenant who enters into an agreement to Rent the Property. This is deducted in full from the first Rental payment and then any subsequent Rental payments if there are insufficient funds from first Rental payment.	<b>Tenant Find Service: 90% of the first month's Rent</b> - subject to a min of <b>£720 Let and Rent Collect Service: £420</b> <b>Fully Managed Service: £540</b>
<b>b. Let and Rent Collect Service</b>	collecting the Rent on behalf of the Landlord (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	<b>9.6% of the total Rent payable for the full term of the Tenancy</b> - subject to a minimum monthly payment of <b>£48</b>
<b>c. Fully Managed Service</b>	managing the Property (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	<b>12% of the total Rent payable for the full term of the Tenancy</b> - subject to a minimum monthly payment of <b>£81</b> .

### Landlord Service Fees (Central London only):

Charges and Explanation		Fees <u>Inclusive</u> of VAT
<b>a. Lettings Set Up Fee</b>	introducing a Tenant who enters into an agreement to Rent the Property. This is deducted in full from the first Rental payment and then any subsequent Rental payments if there are insufficient funds from first Rental payment.	<b>Tenant Find Service: 90% of the first month's Rent</b> - subject to a min of <b>£720 Let and Rent Collect Service: £720</b> <b>Fully Managed Service: £960</b>
<b>b. Let and Rent Collect Service</b>	collecting the Rent on behalf of the Landlord (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	<b>9.6% of the total Rent payable for the full term of the Tenancy</b> - subject to a minimum monthly payment of <b>£48</b>
<b>c. Fully Managed Service</b>	managing the Property (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment	<b>12% of the total Rent payable for the full term of the Tenancy</b> - subject to a minimum monthly payment of <b>£81</b> .

**Landlord additional Service Fees (England and Wales Includes Central London):**

Fee/Charge Type	Explanation	Fee Amount (Inc VAT)
D1. Lettings Set Up Fee	Introducing a Tenant who enters into an agreement to Rent the Property. This is deducted in full from the first Rent payment and then any subsequent Rent payments if there are insufficient funds from first Rent payment.	Tenant Find Service: 90% of the first month's Rent - subject to a minimum of £720  Let and Rent Collect Service: Outside London: £420 Inside London: £720  Fully Managed Service: Outside London: £540 Inside London: £960
D2. Service Commission	For providing either the: fully managed, or Rent collect Service (this fee is in addition to the Lettings Set Up Fee), deducted from each Rent payment.	b1. Fully Managed Service Commission: 12% of the total Rent payable for the duration of the Tenancy - subject to a minimum monthly payment of £81.  b2. Let and Rent Collect Service Commission: 9.6% of the total Rent payable for the duration of the Tenancy - subject to a minimum monthly payment of £48
D3. Pro Photos and Floor Plan	Includes 15 professional photos and a digital floorplan to enhance your advert. Carried by our third party photography contractor.	£135 Per Property
D4. Inventory / Check-In / Check-Out Fee	Arranging an independent third-party inventory provider. fee payable where inventory services are instructed.	Prices average between £180 to £300 subject to amount of bedrooms and furnishing status.
D5. Landlord Share of Tenancy Amendment or Change of Tenant Fee	Administration relating to the preparation, negotiation and processing of amendments to the Tenancy Agreement or changes of Tenant during the Tenancy.	£300 Per Change/Amendment
D6. Section 8 notice	Preparation and service of a Section 8 notice seeking possession of the Property, subject to legal compliance and supporting documentation being provided.	£200 Per Notice
D7. Best Price Guide / Section 13 Notice Fee	Rent review assessment and, where instructed, preparation/service of Section 13 notice.	£150 Per Instruction
D8. Vacant Management	Managing during void periods before the tenancy commences or between tenancies if instructed by the Landlord in writing and put into funds in advance	£50 Per Month
D9. Attending formal proceedings	Attendance by a Purplebricks representative at formal proceedings, hearings, tribunals or meetings relating to the Property or Tenancy.	£300 Per Hour
D10. Preparing and submitting HMRC Returns (Overseas Landlords)	Administration of quarterly reporting obligations to HM Revenue & Customs under the Non- Resident Landlord Scheme, where applicable.	£240 Per Annum. Charged quarterly at £60
D11. Compliance Certification & Contractor Arrangement Fee	Arranging contractor attendance, inspections, testing, certification, servicing, repairs, maintenance or compliance works, including Gas Safety Records (GSR), Electrical Installation Condition Reports (EICR), Portable Appliance Testing (PAT), Legionella assessments and similar property or compliance services	Up to 18% of the cost of works or services arranged
D12. Inspection and Testing of Smoke and CO Alarms	Arranging inspection and testing of smoke and/or carbon monoxide alarms at the Property where required or instructed.	£100 for 1 - 2 bed properties £150 for 3+ bed properties
D13. Installation of Smoke and CO Alarms	supply and installation of smoke and/or carbon monoxide alarms at the Property where required or instructed.	On Enquiry
D14. Proof of ownership document	Obtaining an official copy of the Property title register or ownership documents from HM Land Registry.	£15 Per Property
D15. Document and Compliance Administration	Administration relating to the preparation, collation and provision of tenancy, compliance or property documentation requested by or on behalf of the Landlord.	£30 Per Request
D16. Deposit Registration Fee (Tenant Find & Let and Rent Collect only)	Administration fee relating to the registration and protection of the tenancy deposit with The Dispute Service ("TDS").	£40 Per Registration
D17. Additional Property Visits	To attend for specific requests such as neighbor disputes; more visits are required to monitor the property or tenancy; or any maintenance linked visit	£90 Per Visit
D18. Accompanied Viewings	Arranging and conducting accompanied viewings of the Property with prospective Tenants.	£120 Per Tenancy
D19. Energy Performance Certificate (EPC)	Arranging an Energy Performance Certificate ("EPC") assessment and certificate through a third-party assessor.	£150 per certificate

D20. Submitting a Claim to the Tenancy Deposit Scheme (Rent Collect or Tenant Find Service only)	Administration of a deposit dispute or claim submission to the relevant tenancy deposit scheme using information and supporting evidence provided by the Landlord.	£180 per Claim
D21. Transfer of Management of existing Tenancy to Purplebricks	Onboarding and transfer of management responsibilities for an existing Tenancy to Purplebricks, including compliance and tenancy documentation review.	£300 Per Tenancy
D22. Rent and Legal Protection Service	Provision of rent and legal protection cover, subject to eligibility, provider terms and policy conditions.	Price depends on Rent value: £1 - £1,500 rent pcm = £40pcm £1,501 - £2,500 rent pcm = £55pcm £2,501 to £3,000 rent pcm = £69 pcm £3,001 rent pcm + = quotation on enquiry
D23. Key safe	Supply and install Key safe	£55
D24. Selective Licensing Application	Licensing application support via our compliance partner, Kamma, including document collection, application submission and liaison with the local authority until determination of the application.	£350 Per Application
D25. Deposit Transfer Administration Fee	Administration relating to the transfer of the Tenant's Deposit from Purplebricks' custodial protection to the Landlord or the Landlord's nominated tenancy deposit scheme following termination of management services	£50 Per Transfer
D26. Early Termination Fee (Let & Rent Collect / Fully Managed)	Payable where the Landlord terminates management services during an ongoing Tenancy introduced by Purplebricks.	Equivalent to 3 months' management commission or the commission that would have become payable until expiry of the fixed term, whichever is lower
D27. Witness Statement	Provide a witness statement for legal proceedings	£200 Per Statement
D28. Withdrawal Fee	Payable where the Landlord withdraws from a proposed Tenancy after instructing Purplebricks to proceed.	£300 plus any third-party costs incurred
D29. Interest	If any invoice remains unpaid after the date on which it is due to be paid, we reserve the right to charge interest	4% above the base rate of the Bank of England from time to time which shall accrue on a daily basis from the date such sums become due until payment is received.

### Tenant/Contract-Holder Charges (England and Wales):

Charges	Fee, Explanation and/or Calculation
<b>Rent</b>	<b>Payable as per your Tenancy Agreement/Contract</b>
<b>Tenancy Deposit</b> (Payable following review of your draft Tenancy agreement)	<b>Equivalent of 5 Weeks' rent</b> (This is Calculated by dividing the annual rent by 52 and multiplying by 5)
<b>Holding Deposit</b> (Payable once Application is accepted)	<b>Equivalent of 1 Weeks' rent</b> (This is Calculated by dividing the Monthly rent by 4.35)

### Tenant Fees Act 2019 permits certain fees. Charges to be made under the following circumstances

<b>Loss of a key or other security device</b>	<b>Cost of replacement</b> (invoice to be provided as evidence)
<b>Missed appointments</b> – such as a landlord/Agent/Contractor arranging with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refusing entry, or not being home to allow entry, resulting in charges to the landlord.	<b>£50 Inclusive of VAT</b>
<b>Payment on termination of a tenancy</b> – Landlord and letting agents are fully within their rights to expect to be paid for the entirety of the tenancy. However, there are situations where the landlord or the agent may come to an agreement with the tenant to allow them to leave early.	<b>Payment of the landlords Set up Fee or rent for the remaining period of the contract.</b> Subject to Agreement with Purplebricks or your Landlord.
<b>You may request a further written statement of your contract at any time. (Wales Only)</b> Written statement provided on the day payment is received)	<b>£25 Inclusive of Vat</b>
<b>Default for late payment of rent</b>	<b>Chargeable from 14 days arrears calculated on the interest 3% about Bank of England base rate on the late payment of rent for each day that the payment is outstanding.</b>

Purplebricks is part of the Propertymark Client Money Protection scheme a member of The Property Ombudsman Service.



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