



IMF COMMERCIAL LTD
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LANDLORD FEES & CHARGES

Not all fees apply to every let - Please ask	FEE Ex VAT	FEE Inc VAT
LANDLORD FEES - MANAGED CLIENTS		
Managed Letting Fee (Setup Charge)	£225.00	£270.00
Renewal Fee	£65.00	£78.00
Annual Tenancy Deposit Scheme fee	£25.00	£30.00
Monthly Management Fee (Standard Commission)	10.0%	12.0%
LANDLORD FEES – LET ONLY CLIENTS		
Let Only Marketing Fee	£50.00	£60.00
Let Only Letting Fee 6 Month Let: 50% of 1 month's rent 12 Month Let: 75% of 1 month's rent	Min £350.00 Min £500.00	Min £420.00 Min £600.00
Register Let Only Deposit	£50.00	£56.00
Let only Inspection & report	£30.00	£36.00
Inventories Report	£100.00	£120.00
LANDLORD MISCELLANEOUS FEES		
Income & Expense reports	£20.00	£24.00
Overseeing large works over £500	10%	12%
EPCs for Residential up to 4 bed	£70.00	£84.00
EPCs for Residential up to 5 bed +	£110.00	£132.00
Gas Safety Certificate (GSR)	£65.00	£78.00
Sales Commission if Tenant buys the property	1.0%	1.2%
Copy Statements (price per property)	£5.00	£6.00
Rent guarantee	3.0%	3.6%

Managed Letting Service Includes:

- Organising and undertaking all accompanied viewings with prospective tenants.
- Drawing up and arranging a sign up of the tenancy agreement.
- Detailed Referencing Checks.
- Collection of monthly rent & any deposit bond.
- Provide a detailed monthly statement of all rental income and any fees deducted
- Check in and Check out of tenants.
- Negotiating offers and formulating an agreement on your behalf with your approval.
- Marketing - This will include full advertising and marketing of your property on our own website, social media and in branch
- Installation of a 'To Let' or 'Let By' board - where applicable.
- Carrying out a full property inventory and condition report including meter readings.
- Conducting a check out report at the end of the tenancy, checked against the original inventory.
- Access to our trusted reliable contractors.
- Arrange and organise tradesmen as and when required or we can use your own preferred contractors.
- Carry out a renewal or to remarket the property in advance of the tenancy agreement ending to minimise void periods.
- Conducting property visits at regular intervals, which can include photos to allow you to your property condition.
- Our experienced team advice landlords on how to stay compliant with all required regulations.