



LANDLORD FEES - MANCHESTER

*All prices include VAT

LETTINGS SERVICE: £780

This fee is for due upon commencement of a tenancy and includes pricing your property, advertising the property across all portals including the use of paid social media, conducting viewings, negotiation finding you a suitable tenant, completing credit and reference checks for proposed tenants, right to rent checks, anti-money laundering checks. (following the tenant fee ban we do not charge tenants any upfront fees). These fees are deducted in a single instalment from the initial rent paid by the tenant.

PROPERTY INSPECTIONS: £ 108

Included within the property management service you will receive quarterly inspections for the duration of the tenancy. Should you require any additional inspections, or are not on a fully managed service, the cost of an inspection shall be paid prior to an inspection being conducted.

MANAGEMENT ENQUIRIES: £ 120 PER HOUR

This fee is charged where requests have been made to provide answers to any preliminary enquiries regarding your property for any purpose.

INVENTORY AND CHECK-IN: £ 180

This fee is charged for an inventory clerk to carry out an inventory and check in upon commencement of a new tenancy.

PROPERTY MANAGEMENT: £ 144PCM

This fee is for providing a property management service throughout the tenancy. The fee is a standard flat management fee which will be deducted from rents remitted throughout the course of the tenancy.

CONSENT TO LET: £90

Where consent is required from the freeholder to let, a fee will be charged in addition to any fees charged by the freeholder.

SERVING NOTICE: £90

This fee will be due if you require us to serve notice to your tenant.

PRE-TENANCY WORKS: £60

If Life By Ringley do not provide a fully managed service, then a fee is due to arrange. Such works include – Gas Safety Certificates, EPC, PAT tests and Legionella risk assessment. This fee will be an arrangement fee, the cost of the work will be included within the full managed service.

RENEWAL OF TENANCY ADMIN: £204

This fee is charged for the administration costs involved in the renewal of a tenancy. Negotiation of renewal, preparation of renewal documents and getting renewal documents signed by tenant (We use the ARLA property mark approved tenancy agreement). This fee will be deducted from the rent upon commencement of the new tenancy term.

RENT COLLECTION: 7.2% (6% +VAT)

This fee would be charged where Life By Ringley provide a rent collection only service throughout the course of the tenancy. The fee is calculated as a percentage of the gross rent payable and is deducted from the rents remitted throughout the duration of the tenancy.

STATEMENTS: £36

Repeat/additional statements to be sent will be charged for, initial statements sent are free of charge.

CHECK OUT: £90

This fee will be charged for an inventory clerk to carry out a check out at the end of the tenancy.

CHAPS/FASTER PAYMENTS: £36

If you request a faster payment of funds, a fee will be charged together with the cost of the bank transfer.

FULL RENTAL GUARANTEE: £ 120

The cost of full rental guarantee policy will be included in a fully managed service, however if Life By Ringley are required to issue any claim an administration fee will be applied. If Life By Ringley do not provide a full management service then rental guarantee can be purchased at cost price.

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