

We'll help you all the way!

Lettings & sales



hall &
benson

Hall and Benson Letting scale of fees including VAT

Landlords

Letting fee (Managed Property)	£ 354
Management Fee	12%
Letting fee (Non-managed Property)	£510
Ongoing Legal and rental cover –after initial 12 months	£10 pcm
Tenancy Renewal	£150
Short Lets (less than 6 months)	By Agreement
Energy Performance Certificate	£120
Duplication & testing of extra keys	£25.00 (plus costs of cutting)

Tenants

Holding fee	Equivalent to One weeks rent
Rent	At the agreed rate to be paid monthly in advance
Security Deposit	Equivalent to 5 weeks rent
Approved alteration to an ongoing Tenancy Agreement	£50
Replacement Keys/Security Device	To be charged for replacement costs including locks if applicable.
Late Rent Charge	Should rent be unpaid for 14 days past the date due interest may be applied at 3% above the Bank of England prevailing rate until monies in full are received.
Early Release Charge (subject to landlords consent and agreement which may or may not be provided due to the landlords preferences and circumstances. Tenants will be responsible for all rent, utilities and associated costs until an acceptable new tenant takes up occupancy.	Letting Fee as shown above to be paid on initial request acceptance and refunded should release not be achieved.

Company Application Costs – VAT Inclusive

If it is a company taking on the tenancy the application fee is	£240.00
On moving into the property check in cost	£100.00
Completion – check out fee.	£100.00
Rent to be paid monthly in advance	As Agreed
Deposit	Equivalent to one months rent plus £200

Deposits registered with Tenancy Deposit Scheme –TDS

Client Money Protection provided through Royal Institute of Chartered Surveyors – RICS

Redress Scheme member through The Property Ombudsman

Hall and Benson additional scale of fees including VAT applicable for Tenancies commenced pre June 2019

Pet License if permission sought and granted at later date	£120
Late payment administration charge where we have had to chase	£30 each occasion.
Cheques provided which are not honoured	£30 each occasion
Monies received in error – admin charge for return	£30 each occasion
Specific appointment for inspection required	£30
Termination of Tenancy/Check out	£60

Alfreton Tel: 01773 521771
Allestree Tel: 01332 555945
Belper Tel: 01773 824232
Heanor Tel: 01773 715050

Spondon Tel: 01332 607000
Land and New Homes Tel: 01332 555945
Lettings Direct Tel: 01332 555949 / 01773 822600
Surveys Direct Tel: 01332 741423

MORTGAGE ADVICE AND CONVEYANCING

Contact us for more details

www.hallandbenson.co.uk



This is to certify that

Hall & Benson Limited
RICS Firm Number: 017584

**Is a member of the RICS Client Money
Protection Scheme**

For valid claims, the customers of scheme members will have access to Client Money Protection with the following claims limitations:

- an annual aggregate limit of up to £10,300,000, in addition to;
- an annual aggregate limit of £20,000,000 specifically ringfenced for the activities of a "letting agent" or a "property manager" as defined in the Housing and Planning Act, 2016; and,
- a claims limit of £50,000 per valid claim.

Exclusions and limitations to the scheme can be found on www.rics.org/clientmoneyprotectionscheme.

Executive Director for the
Profession