

Landlord Fees



Lettings and Property Management

Fees and commissions are due during the entire period that a Tenant introduced by Morsin Living remains in occupation of a Property owned by the Landlord.

All commissions, fees, charges, disbursements and expenses due under this agreement are payable whether or not the Tenant pays the Rent.

Letting & Rent Collection

10% incl. VAT

- Valuation and Marketing (Photography and Floorplan)
- Book and Carry out viewings
- Tenant introduction (Negotiation, pretenancy checks, contract drafting)
- Rent collection, Rental statements
- End of Tenancy services

Lettings & Property Management

17% incl. VAT

- Lettings and Rent collection services
- Handling of all communications with the tenant
- Maintenance work management
- Property inspections

Holiday Lettings & Property Management

27% incl. VAT

- We manage the Short Term Rentals (less than 6 months) from the move in of the tenant right through organising the professional cleaning at the end of each stay.

Landlord Fees



Full services list and Fees - Lettings and Property Management

Applies to all service levels

SERVICE	FEE
New Tenancy Agreement fee	£300
Tenancy Renewal Agreement fee	£150
Referencing Fee	£50 is payable in respect of each reference conducted for each individual tenant, occupant or guarantor per tenancy. (Where the Letting & Property Management service is taken, 2 reference checks will be included at no extra cost.)
Deposit Registration fee	£60 per annum. Subject to a minimum fee of £60.
Inventory Fees (check-in and check out)	The cost of an inventory make, check in and/or check out inspection is dependent upon the size of the property, usually between £180 - £500 per report and/or inspection.
Gas Safety Check arrangement fee	£70 plus the cost of the safety check and cost of a gas boiler service for fully managed properties. (Where the Letting & Property Management service, no arrangement fee will be charged in respect of Gas Safety checks)

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SERVICE	FEE
Portable Appliance Test (PAT) arrangement fee	£70 plus the cost of the test Where Lettings & Property Management service is taken, the client is charged no arrangement cost.
Fixed Electrical Wiring Test arrangement fee	£70 plus the cost of the test Where Lettings & Property Management service is taken, the client is charged no arrangement cost.
EPC arrangement fee	£70 plus the cost of the EPC
Electrical installation Condition Report (EICR)	£70 and upon your instruction we will arrange for an electrician to visit your property and carry out the relevant safety checks. The cost of the report varies from £230 to £330 depending on the size of the property. Where Lettings & Property Management Plus service is taken, the client is charged no arrangement cost.
Legionnaires Assessment arrangement fee	£70 plus the cost of the assessment. Where Lettings & Property Management Plus service is taken, the client is charged no arrangement cost.
Smoke and Carbon Monoxide Alarms Installation Arrangement Fee	£70 plus the cost of the alarm(s) and installation. Where Lettings & Property Management Plus service is taken, the client is charged no arrangement cost.

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SERVICE	FEE
Deposit Dispute Copy Documentation Fee	£50 per copy
HMO, Additional or Selective Licence Application Handling Fee	£500 per application
Property Visits required to complete the licensing application process	£80 per visit required
Right to rent re-check fee	£250 per check (Where the Letting & Property Management service is taken, the client is charged no arrangement cost. service is taken, the right to rent re-check will be included at no extra cost.)
Furnishing The Property	Administration fee of 10% of total net VAT costs of the furniture. Subject to minimum fee of £250
Presentation Service	£60 payable upon instruction & an administration fee of 10% of the total expenditure including VAT. Subject to a minimum charge of £250

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SERVICE	FEE
Overdue fees	Subject to Interest of 3% above the Bank of England Rate calculated on a daily basis from the day due until payment in full is made.
Deposit Transfer administration fee	£60 per transfer
Additional copy statements	£50 for a maximum of 6 statements & £5 per additional statement
Transfer of funds to HMRC on behalf of Non-resident Landlords	£60 per quarter
Same day payments and payments to overseas accounts.	£20 per payment
Serving of Notices	£150 per notice.
Additional copy CDM reports	£50 for each additional CDM report (excludes the first report provided)
Additional Property Visits (2 per year included in service)	£80 per visit.
Working balance for a Managed Tenancy	If the Tenancy is fully managed, a working balance will be required at the start of the tenancy, usually between £750 and £1000.

Landlord Fees



Sales

Sole Agency

If we are appointed by the Landlord under a sole agency our Fee will be 1.5% (incl. VAT) of the selling price of the property to include fixtures and fittings.

Multiple Agency

If we are appointed by the Landlord as Multiple Agent our Fee will be 2-2.5% (incl. VAT) of the selling price of the property to include fixtures and fittings.