

sevenliving.



Service provided by SL	Charges (excluding VAT)	Details
Tenant Find Service	£500 Deducted from the first month's rent.	Including: Advising landlord, photography, online platform advertising, sourcing tenants, carry out viewings, referencing tenant and if required guarantor, preparation and execution of a tenancy agreement, provide tenants with prescribed information, move-in tenant including check-in & initial inventory, collect rent holding monies in client account and distribute to landlord, monthly income and expenditure statement, deal with tenant day-to-day queries, chase tenant arrears, manage maintenance issues, undertake property visit as required with one included within fee.
Property Management	10% of rent	This Charge is due for providing a property management service throughout the course of the tenancy. This will be calculated as a percentage of the gross rent payable, and is deducted from rents remitted to the Landlord for the duration of the tenancy term. Example: rent of £1000 per month will incur a fee of £120 (£100 +VAT per month) = total payment £880
Renewal Administration	£160	This Charge is due upon the commencement of an extension of tenancy, whether fixed or periodic, and covers the cost of renewal documentation preparation, negotiation and administration.
Property Inspection	£90	This fee is charged should the Landlord require SL to carry out an additional inspection of the Property.
EPC Certificates	From £95	This fee is charged should the Landlord require SL to source a contractor to undertake the necessary checks to obtain an Energy Performance Certificate for the Property on their behalf.
Serving Notice	£50	This fee is charged should the Landlord require SL to serve notice on the tenant outside SL's normal terms of business such as a Section 8, Section 13, or Section 21 notice.
Statutory Declaration	£50	Prepare a statutory declaration and arrange for solicitor execution. This process is required for the release of unchallenged deposit monies.
Eviction Management	£250	Undertaken the management of the eviction process including liaising with tenants, legal representatives and bailiffs. This is not applicable for landlords who have Rent and Legal Protection.
Court, Tribunal and Arbitration Appearance	£150 per hour + associated expenses including travel	This fee is charged should the Landlord require SL to attend a court hearing, tribunal or arbitration or to engage in protracted correspondence on the Landlord's behalf.
Statements (Additional)	£25	This fee is charged should the Landlord require SL to provide additional copies of statements (initial copies of statements will be sent to the Landlord free of charge). The fee is charged in respect of each additional statement requested.
Rent and Legal Protection	£30 per month	Comprehensive cover available through a specialised 3rd party to protect your property and income.
Income & Expenditure Report	£75	This fee is charged should the Landlord require SL to produce a report of the Landlord's property income and expenditure which can be used when preparing the Landlord's tax return.
Tax Submissions Overseas Landlords	£25 For each submission	This fee is charged if the Landlord resides overseas and requires SL to retain tax from the Landlord's rental income to submit to His Majesty's Revenue and Customs (HMRC) each quarter on the Landlord's behalf. The fee is charged quarterly subsequent to tax payments being remitted to HMRC.
Annual Tax Certification Overseas Landlords	£75	This fee is charged if the Landlord resides overseas and require SL to retain tax from the Landlord's rental income to prepare and submit to HMRC. SL will provide the Landlord with an annual tax payment certificate which can be used for claiming a refund of tax from HMRC, should one be due.
Consent to Let	£90	This fee is charged should the Landlord require us to obtain the freeholder's written consent to a tenancy on the Landlord's behalf in addition to any fees due to the freeholder.

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CHAPS/Faster or overseas Payments	£30	This fee is charged if the Landlord requests the transfer of funds to them by CHAPS, Faster or Overseas Payment, together with the cost of the bank transfer.
Management Enquiries	£180 per hour	This fee is charged if the Landlord requires SL to answer on their behalf any preliminary enquiries from a third party regarding the Landlord's property for any purpose, including that of a sale.
Property Visits	£45 + associated expenses including travel	This fee is charged for visits made to the Property by SL at the specific request of the Landlord.
Progressing Insurance Claims	10% of the settlement	This fee is charged for follow-up and progression of insurance claims made on the Property.
Cutting of Keys	From £10 per key	This fee is charged for the arrangement of additional keys for the Property.
Cancelling a Tenancy	£350 Per annum	This fee is charged if the Landlord requires SL to cancel an arranged tenancy.
Legionella	From £50 per visit	These fees are charged if the Landlord requires SL to arrange a Legionella risk assessment for the Property.
Utilities and Other Payments	£12 per transactions	This fee is charged if the Landlord requires SL to pay any utilities (see section 6.1.6) or other outgoings (see section 9.3) in respect of the Property.
Electrical Installation Condition Report (EICR) and Portable Appliance Testing (PAT)	From £180	This fee is charged should the Landlord require SL to source a contractor to undertake the necessary inspection to obtain either/ or EICR and PAT tests before any new Guest occupies the Property to ensure electrical equipment within the property is safe. The contractor will be asked to advise on any further works and costs should they be required.
Check Out	£165	This fee is charged to the Landlord for SL to conduct a check-out and inventory update at the end of tenancy.
Vacant Management Services	£395	This fee is charged if the Landlord requires SL to manage a property without a tenant.
Handover & Snagging Fee	£250	This fee is charged if the Landlord requires SL to accept handover of a purchased property or snag a property for handover.
Sale of Property	3% of sale price	This commission is charged for the introduction of a purchaser for the successful sale of the Property.
Gas Safety Certificate (GSC)	From £90	This fee is charged should the Landlord require SL to source a contractor to undertake the necessary inspection to obtain a Gas Safety Certificate (GSC) before any new Guest occupies the Property to ensure the property is safe. The contractor will be asked to advise on any further works and costs should they be required.
Let Only Service	£850	<p>This Charge is due upon commencement of a tenancy for finding a satisfactory tenant for the Landlord and for the preparation of a tenancy agreement. £125 non-refundable payment is required upon instruction and the remaining Charge is due upon commencement of the tenancy.</p> <p>This service includes: advising landlord, photography, online platform advertising, sourcing tenants, carry out viewings, referencing tenants and if required guarantor, preparation and execution of a tenancy agreement, provide tenant with prescribed information, move-in tenant including check-in & initial inventory</p>
Maintenance Service	By individual quotation	SL provide an inhouse Handyman service including, decoration, carpentry, etc. Specialised contractors are also used. Jobs are quoted individually.