

Birch Property Fees

Birch Property is a member of The Property Ombudsman being the largest lettings redress scheme in the UK.

Landlords Fees

Letting, Rent Collection and Management Service:

13% of the rent plus VAT (15.6% inclusive of VAT) Sole Agency 15% of the rent plus VAT (18% inclusive of VAT) Joint Agency.

Letting and Rent Collection Service:

10% of the rent plus VAT (12% inclusive of VAT) Sole Agency 11% of the rent plus VAT (13.2% inclusive of VAT) Joint Agency.

Set Up Fee. This includes preparation of your tenancy agreement:

Equivalent to one week's rent subject to a minimum of £295.00 + VAT (£354.00 inclusive of VAT)

Preparation of Inventory and Schedule of Condition:

From £75.00 + VAT (£90.00 inclusive of VAT) depending on the size of the property.

Contribution towards the renewal agreement fee:

£70.00 + VAT (£84.00 inclusive of VAT)

Protection of the tenancy deposit with The Dispute Service:

£4.80 inclusive of VAT (£4.00 + VAT) payable monthly.

Instruction to a Domestic Energy Assessor for an Energy Performance Certificate:

£95.00 + VAT (£114.00 inclusive of VAT)

MEES (Minimum Energy Efficiency Standards) Report:

£67.50 + VAT (£81.00 inclusive of VAT)

EPC + (Instruction to a Domestic Energy Assessor for an Energy Performance Certificate and MEES report):

£112.50 + VAT (£135.00 inclusive of VAT)

Instruction of either a gas safety record or electrical certificate:

Cost of contractor invoice plus £25.00 + VAT (£30.00 inclusive of VAT)

Project manage on behalf of the Client any major works exceeding:

£500 + VAT: 10% + VAT (12% inclusive of VAT) of the contractor's invoice.

Visits made by the agent to the property at the specific request of the client:

£35.00 + VAT (£42.00 inclusive of VAT) per property visit.

Progressing insurance claims:

10% of the settlement + VAT (12% inclusive of VAT)

Providing documentation to solicitors for Fast Track Possession only:

£40.00 + VAT (£48.00 inclusive of VAT)

Providing documentation to solicitors for Rent Arrears and Possession:

£40.00 + VAT (£48.00 inclusive of VAT)

Court appearance by a Birch representative as necessary:

£100.00 + VAT per half day (£120.00 inclusive of VAT)

Shopping fee Where the agent is required to purchase minor items on behalf of the client:

£35.00 + VAT (£42.00 inclusive of VAT)

Cutting of keys:

Cutting of keys: Cost of invoice plus £10.00 + VAT (£12.00 inclusive of VAT)

Carbon monoxide detectors and smoke alarms:

£27.00 + VAT (£32.40 inclusive of VAT) for each alarm plus cost of contractor

Leasehold Liability Protection:

£75.00 plus Insurance Premium Tax (£84.00 inclusive of IPT)

Tenancy deposit dispute resolution:

£75.00 + VAT (£90.00 inclusive of VAT)

Tax Return Service Provision of a comprehensive annual Income and Expenditure Report suitable for submission with a tax return:

£35.00 + VAT (£42.00 inclusive of VAT) per annum.

Early Determination Fee Should the Client sell the property with the tenant in situ then the Client hereby agrees to pay Birch an early determination fee:

£500.00 + VAT (£600.00 inclusive of VAT)

Sale of the Property to a tenant or third party The introduction of a buyer (the tenant or third party), subject to contract, and issue of Sales Memorandum. Payable on completion of sale:

1.5% + VAT (1.8% inclusive of VAT) of the sale price.

Tenant Introduction Service Fee Schedule

Let Only Service for a six month tenancy:

Equivalent to 3 week's rent plus VAT and subject to a minimum charge of £450.00 + VAT (£540.00 inclusive of VAT) Payable in advance or deducted from first rent payment.

Let Only Service for a twelve month tenancy:

Equivalent to the 4 week's rent plus VAT and subject to a minimum charge of £600.00 + VAT (£720.00 inclusive of VAT) Payable in advance or deducted from first rent payment

Tenancy Agreement:

£35.00 + VAT (£42.00 inclusive of VAT)

Protection of the tenancy deposit with The Dispute Service:

£95.00 + VAT (£114.00 inclusive of VAT) payable on commencement of the tenancy

Tenancy deposit dispute resolution:

£75.00 + VAT (£90.00 inclusive of VAT)

Re-issuing the prescribed information subject to change in circumstances:

£35.00 + VAT (£42.00 inclusive of VAT) for each re-issue.

Inventory / Check out preparation:

Full inventory services are available, ask in branch for details.

Renewal agreement fee:

£70.00 + VAT (£84.00 inclusive of VAT)

Instruction to a Gas Safe registered contractor to carry out a Gas Safety Record:

Cost of contractor invoices plus £25.00 + VAT (£30.00 inclusive of VAT)

Instruction to a Domestic Energy Assessor for an Energy Performance Certificate:

£95.00 + VAT (£114.00 inclusive of VAT)

MEES (Minimum Energy Efficiency Standards) Report:

£67.50 + VAT (£81.00 inclusive of VAT)

EPC + (Instruction to a Domestic Energy Assessor for an Energy Performance Certificate and MEES report):

£112.50 + VAT (£135.00 inclusive of VAT)

Electrical installation and appliance checks:

Cost of contractor invoices plus £25.00 + VAT (£30.00 inclusive of VAT)

Cutting of keys:

Cost of invoice plus £10.00 + VAT (£12.00 inclusive of VAT)

Preparation of documents on behalf of the client relating to the sale of the property:

£35.00 + VAT (£42.00 inclusive of VAT)

Sale of the property to the tenant or third party:

1.5% + VAT of the purchase price (1.8% inclusive of VAT)

Carbon monoxide detectors and smoke alarms:

£27.00 + VAT (£32.40 inclusive of VAT) for each alarm plus cost of contractor

Leasehold Liability Protection:

£75.00 plus Insurance Premium Tax (£84.00 inclusive of IPT)

Time limited right to rent review checks:

£75.00 + VAT (£90.00 inclusive of VAT)

Early Determination Fee Should the Client sell the property with the tenant in situ then the Client hereby agrees to pay Birch an early determination fee:

£500.00 + VAT (£600.00 inclusive of VAT)