

Belview - Landlord and Tenant Fees

As required by the Consumer Rights Act 2015, we provide the following details of fees and charges for landlords and tenants in both the commercial and residential sectors. These charges are applicable to the services we provide and may vary depending on the type of service requested. Please contact us for a comprehensive breakdown of all fees.

Tenant Fees

Residential Lettings Fees (Including Student Lettings and Licenses to Occupy)

1. Holding Deposit:

- **Amount: 1 week's rent**
- **Purpose:** To reserve a property and demonstrate commitment.
- Refundable upon the signing of the tenancy agreement or retained if the tenant withdraws from the agreement or provides false information.

2. Rent:

- Payable as per the agreed tenancy agreement.

3. Tenancy Deposit:

- **Amount: 5 weeks' rent** for properties with an annual rent under £50,000.
- **Amount: 6 weeks' rent** for properties with an annual rent of £50,000 or more.
- **Purpose:** To cover damages, rent arrears, and other obligations as per the tenancy agreement.

4. Late Payment of Rent:

- **Charge:** Interest of **3% above the Bank of England base rate** for every day rent is overdue after 14 days.

5. Lost Keys / Security Devices:

- **Charge: Reasonable cost of replacing lost keys** or security devices.

6. Variation of Tenancy Agreement (e.g., change of tenant's details or request for contract amendments):

- **Charge:** Up to **£50** (or reasonable costs if higher).

7. Early Termination of Tenancy:

- **Charge:** Tenant may be liable for the landlord's reasonable costs, including re-advertising the property, the cost of any rent lost until a new tenant is found, and any legal or administrative fees.
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Commercial Lettings Fees

1. Holding Deposit:

- **Amount: 2 month's rent** (or as agreed)
- **Purpose:** To reserve a commercial property while the lease agreement is being prepared.
- Refundable upon signing of the lease or retained if the tenant withdraws or provides false information.

2. Rent:

- Payable as per the agreed lease agreement.

3. Lease Deposit:

- **Amount:** Typically **2-6 months' rent**, depending on the lease terms.
- **Purpose:** To cover rent arrears or damage to the property during the lease term.

4. Late Payment of Rent:

- **Charge:** Interest of **3% (or as agreed) above the Bank of England base rate** for every day rent is overdue.

5. Lost Keys / Security Devices:

- **Charge: Reasonable cost of replacing lost keys or security devices.**

6. Variation of Lease Agreement:

- **Charge:** Typically **£150-£300** (or as agreed)
- **Purpose:** To cover administrative costs for renewing or amending the lease agreement.

7. Early Termination of Lease:

- **Charge:** The tenant may be liable for the landlord's reasonable costs, including re-advertising the property and covering rent lost until a new tenant is found.
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Landlord Fees

Residential Landlord Fees

1. Letting Fee:

- **Charge:** Based on a **percentage of the annual rent**, typically between **8-15%** (excluding VAT).
- **Purpose:** Covers tenant sourcing, referencing, and tenancy setup.

2. Rent Collection Service:

- **Charge:** A fixed fee or **percentage of the monthly rent**.
- **Purpose:** Includes rent collection, payment to the landlord, and basic financial reporting.

3. Full Property Management Service:

- **Charge:** Typically **12-18%** of the monthly rent (excluding VAT).
- **Purpose:** Includes managing tenants, rent collection, property maintenance, inspections, and ensuring legal compliance.

4. Inventory and Check-in/Check-out Fees:

- **Charge:** Typically **£100-£300** depending on the size of the property.
- **Purpose:** Professional inventory and check-in/check-out services.

5. EPC (Energy Performance Certificate) Commissioning:

- **Charge:** Typically **£60-£100**.
- **Purpose:** Commissioning an EPC as required by law before marketing a property.

6. Renewal Fee:

- **Charge:** **£100-£200**.
- **Purpose:** To cover administrative costs for renewing the tenancy agreement after the initial term.

Commercial Landlord Fees

1. Letting Fee:

- **Charge:** Based on a **percentage of the annual rent** or a **flat fee**. Typically **8-12%** (excluding VAT) or a fixed fee.
- **Purpose:** Covers tenant sourcing, referencing, and lease setup.

2. Rent Collection and Management Service:

- **Charge:** Typically **4-8% of the monthly rent** (excluding VAT).

- **Purpose:** Rent collection and property management, including lease compliance and tenant management.
3. **Lease Negotiation and Renewal Fees:**
- **Charge:** Typically **£500-£1,000** (or agreed upon terms).
 - **Purpose:** Covers lease renewal negotiation and drafting.
4. **Property Maintenance and Repairs:**
- **Charge: Cost of repairs and maintenance** as agreed between the landlord and agent.
 - **Purpose:** To cover any maintenance, repair works, or improvements required during the lease term.
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Other Charges

1. **Advertising Costs:**
- **Charge: Variable**, depending on advertising platforms chosen (websites, print, social media, etc.).
 - **Purpose:** To cover the cost of marketing the property on relevant platforms.
2. **Property Inspections:**
- **Charge:** Typically **£100-£300** per inspection (depending on the frequency and type of property).
 - **Purpose:** Regular inspections to ensure property compliance and tenant obligations are being met.
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Client Money Protection (CMP)

Belview is a **Propertymark** member and holds **Client Money Protection (CMP)**, which means that your money is protected by a government-approved scheme. This ensures that tenants and landlords can be confident that their funds are secure.

VAT

- **VAT Status:** Belview is **not currently VAT applicable**.
 - **Future VAT Application:** We reserve the right to apply VAT to our fees and charges if we elect to become VAT applicable in the future. Should this occur, we will notify you in advance.
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Right to Cancel (Tenant and Landlord Rights)

- As a tenant or landlord, you have the right to cancel any agreement within **14 days** without giving any reason under the **Consumer Rights Act 2015**.
- If you wish to cancel the agreement, please contact us in writing.
- If you wish to cancel after the 14-day cooling-off period, a fee may apply depending on the stage of the process.

Contact Information

For more details or to discuss fees and services, please contact us:

Belview

Phone: **0161 296 8655**

Email: manchester@belview.com

Website: www.belview.com

Disclaimer: All fees and charges are subject to change. The above fees and charges are intended as an example and may vary based on your specific circumstances and the services you request. We will always provide a full breakdown of fees before any work begins.