

Services and Fees: Landlords

Habi Lettings offers multiple different levels of service to our letting clients. The fees charged for these levels of service are set out in the table below. Please be aware that all fees shown on this document – whether they are displayed as a percentage of the rental value or as a single figure – are inclusive of VAT.

Standard Let

	Tenant Find	Rent Collection	Full Management
Letting Fees (upfront)	80%+VAT of first month's rent (96% incl. VAT) Subject to a minimum of £450+VAT (£540 incl. VAT)	80%+VAT of first month's rent (96% incl. VAT) Subject to a minimum of £450+VAT (£540 incl. VAT)	50%+VAT of first month's rent (60% incl. VAT) Subject to a minimum of £300+VAT (£360 incl. VAT)
Service Level Fees (ongoing)	n/a	7%+VAT of the monthly rent (8.4% incl. VAT)	12%+VAT of the monthly rent (14.4% incl. VAT)

HMO Let

	Tenant Find	Rent Collection	Full Management
Letting Fees (upfront)	82.5%+VAT of first month's rent (99% incl. VAT) Subject to a minimum of £300+VAT (£360 incl. VAT)	80%+VAT of first month's rent (96% incl. VAT) Subject to a minimum of £300+VAT (£360 incl. VAT)	50%+VAT of first month's rent (60% incl. VAT)
Service Level Fees (ongoing)	n/a	8%+VAT of the monthly rent (9.6% incl. VAT)	12.5%+VAT of the monthly rent (15% incl. VAT)

What is included in the different levels of service is set out on our 'Terms of Business'. In addition to the above, the following is a list of additional services which can be offered along with the fee which either The Agent or a trusted third party contractor ("Third Party") will charge for this service.

	Tenant Find Only (Standard & HMO Lets)	Rent Collection (Standard & HMO Lets)	Full Management (Standard Lets)	HMO Management (HMO Lets)
Abortive Tenancy (tenancy agreement prepared)	99% of the first month's rent	99% of the first month's rent	99% of the first month's rent	99% of the first month's rent
Renewal Tenancy Agreement	£200	£200	£200	£200
Additional terms in Tenancy Agreement	£50	£50	£50	£50
Void Management Service (per week)	£70	£70	£70	£70
Registering original Tenancy Agreements with the TDS	£60	Included	Included	Included
Implementing rent increases	£60	£60	Included	Included
Duplicate document / admin charge	From £15	From £15	Included	Included

Additional non-optional fees and charges: Tenants

Before you move in

Holding Deposit Fee	No greater than 1 week of the monthly rental amount.
Deposit	5 weeks of the monthly rental amount.

During your tenancy

Novation of contract fee	£50 incl. VAT Tenancy amendment(s) in relation to clauses within your tenancy
Unpaid rent charge	Interest calculated at 3% above Bank of England base rate from date the rent was due
Terminating tenancy prior to giving 2 months' notice	On agreement from the landlord, the tenant will be liable for the landlord's costs of finding a new tenant

All fees include VAT.