



OUR FEES TO LANDLORDS

We aim to provide full transparency on the fees and charges which we will make should you wish us to market a property for rent through us.

Our standard commission fee for full management is 14.4% including VAT of the total negotiated rent for the initial tenancy, subject to a minimum fee of £480 including VAT. This fee is payable in full at the outset of the tenancy. Subsequent extensions to the tenancy – whether or not that tenancy has been negotiated by Peter Graff - will be chargeable at the outset of the extension as follows:-

If the tenancy is renewed in the first year a renewal fee of 12% including VAT is payable. During the second year our renewal commission is 9.6% including VAT. During the third year it reduces to 7.2% including VAT and subsequent years at 4.8% including VAT.

Fees and commissions become payable where a tenant is introduced by Peter Graff, whether or not the landlord proceeds with Peter Graff as agent. The fees are confirmed on the copy of our Letting Instruction letter and will be payable by the landlord to Peter Graff. There is a minimum fee for finding a tenant of £480 including VAT or 12% including VAT of the rent at the time, for six months - whichever is smaller. Should the landlord withdraw from a prospective tenancy where satisfactory references have been sought and legal documents prepared, the minimum fee will become payable including VAT at the prevailing rate. Should a tenant pay the whole of the rental in advance, our fees will become payable in total at the beginning of the tenancy.

Since the Tenant Fee Ban on 1st June 2019, we are no longer permitted to ask tenants to pay the cost of their credit references, so our fee to landlords for this is now £60 including VAT for each applicant.

We can organise an EPC for a cost of £60 including VAT and can register the deposit in the Deposit Protection Service for a fee of £54 including VAT. We can also prepare an inventory at a cost of £90 including VAT.

If a property is subsequently sold to a tenant, relative or close associate of the tenant or any corporate body with whom the tenant, relative or associate is involved, a sales fee of 1.5% including VAT of the sale price of the property shall become payable by the landlord upon completion of the sale.

A nominal fee of £72 including VAT will be made for preparing the Tenancy Agreement and providing the tenants with all the relevant documentation to cover the landlords' responsibilities. Landlords instructing their own solicitors to prepare an agreement will be responsible for their solicitor's fees.

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