

**MA ASSETS LTD t/a MORGAN GOLDSMITH**

**MANAGING / LETTING AGENT'S FEES & CHARGES**

**MA Assets LTD t/a Morgan Goldsmith is NOT protected by the Clients Money Protection Scheme (CMP)**

**Initial charges**

1. Fixed charge to the landlord for arranging a letting (if any) – Equivalent of 2 weeks rent
2. Commission charge to the landlord for arranging a letting nil of rents receivable based on a period of n/a months.
3. Administration charge for arranging a letting.  
Landlord - £ nil  
Tenant - £ 135 per tenant
4. Administration charge relating to deposit protection.  
Landlord - £ 35  
Tenant - £ nil
5. Charge for arranging a guarantee (if required).  
Landlord - £ nil  
Tenant - £ 35
6. Inventory fees payable by  
Landlord - £ 165  
Tenant - £ nil

**Ongoing charges for management**

7. Fixed charge to the landlord for management of the property (if any) £ nil  
Payment monthly/quarterly/half yearly/annually\*
8. Commission payable by the landlord for managing the property 10% of rents actually received

## **Renewals**

9. Charges to landlord for renewing tenancy when it expires with the existing tenant renewing. Fixed fee (if any) £ nil  
Commission nil % of rent for n/a months.
10. Charge to existing tenants for renewal of existing tenancy - £ 175
11. If re-letting the property when it is vacant are the charges the same as those itemised above under the initial charges - Yes
12. Charges to the landlord if renewal is effected where at least one tenant remains but a new tenant/s is/are introduced.  
  
Fixed fee (if any) £ nil  
Commission nil % of rent for n/a months.
13. Charge to a tenant if at least one of the existing tenants continues and a new tenant/s is/are introduced £ 250

## **Assignment of tenancy/transfer of tenancy where it is ongoing**

14. Charge to the landlord for assignments etc if tenancy is transferred whilst it continues  
£ nil
15. Charge to the tenant for assignment etc if tenancy is transferred whilst it continues  
£ 250

## **Charges during tenancy**

16. Charges for arrears letters / notification  
  
Landlord - £ nil  
  
Tenant - £ 25

17. Charges for letters/notification relating to other tenancy breaches

Landlord- £ nil

Tenant - £ 25

18. Charges for statutory notices e.g. Section 21 or Section 8

Landlord - £ 180 plus court fees

Tenant - £ nil

19. Charges for dishonoured payments, e.g. cheques bounced and credit card payments dishonoured

Landlord - £ nil

Tenant - £ 35

20. Charges for inspections

Landlord - £ nil

Tenant - £ nil

Where a tenant has to pay a charge for an inspection please state circumstances in which tenant is required to pay

21. Interest charges payable on late payments - £ nil

22. Charges for failure to return keys/change locks

Landlord - £ nil

Tenant - £ 10

23. Charges for call outs

Landlord - £ nil

Tenant - £ nil

24. Other charges: Replacement key £ 10 / Fob £ 15

### **Termination**

25. Fee for inventory on vacating property.

Landlord - £ 165

Tenant - £ nil

26. Any charges for release of deposit

Landlord - £ nil

Tenant - £ nil

27. Tenancy deposit dispute adjudication charges for administering process ...

Landlord - £ nil

Tenant - £ 100

### **Other services/charges**

28. Energy Performance Certificate (EPC)

Landlord - £ 130

Tenant – n/a

29. Gas Safe (Certificate Corgi)

Landlord - £ 85

Tenant – n/a

30. Electric Certificate

Landlord - £ 150

Tenant - n/a