



# Kane Empires Property Lets

Registered Office: 6 Dimmock Close, Bletchley, Milton Keynes, Bucks, MK3 5RB

Tel: 07773 494949

Email: [enquiries@kaneempires.co.uk](mailto:enquiries@kaneempires.co.uk)

## Schedule of Charges effective from 1<sup>st</sup> April 2023 – Landlords

### **Fixed Monthly Management Fee**

The management fee is due from the Tenancy Start Date and is payable each month until the contract between the Landlord and Kane Empires is terminated.

All prices quoted are inclusive of VAT unless stated.

| Landlord Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Fee                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Monthly Management Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 6.5%* of the monthly rent plus VAT.<br>(*Subject to a minimum monthly fee of £78 inc VAT) |
| <b>New Property Administration Fee</b><br>This is a one off set up fee for any property listed for Management for the first time with Kane Empires Property Lets. This covers the set-up of the property onto our system and the pre-letting checks. If we are taking over the property with a sitting tenant, it is payable at the time of agreeing our terms of business. If it is a vacant property and we are securing a new tenant, it shall be deducted out of the first months' rent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | £240.00                                                                                   |
| <b>Lettings Service Fee</b><br>This fee is payable each time we market your property and secure a new tenant, it will be deducted out of the first months' rent. This service includes the following: - <ul style="list-style-type: none"> <li>• Marketing of your property on Zoopla, On The Market, our website and other online portals. Erecting a To Let/Let by board outside the property.</li> <li>• Accompanied Viewings.</li> <li>• Credit Checks, Full referencing and right to rent checks for each prospective tenant (up to 2 applicants).</li> <li>• Preparation of Tenancy Agreement.</li> <li>• Conducting a Full Inventory of the rental property regardless of size.</li> <li>• Deposit registration with the DPS.</li> <li>• Set up of rental payments direct to the Landlord unless using our rent collection service.</li> <li>• Periodic tenancy inspections inclusive of full report and pictures where required.</li> <li>• Arranging of all future Tenancy renewals/extensions.</li> <li>• Service of any late rental payment letter.</li> <li>• Check in and Check Out.</li> <li>• Negotiate any deposit deductions on the landlord's behalf. (not</li> </ul> | £480.00                                                                                   |

|                                                                |        |
|----------------------------------------------------------------|--------|
| <b>Instructing Maintenance or Property Legal Requirement</b>   | £10.00 |
| <b>Late Payment of Invoice</b>                                 | £25.00 |
| <b>Additional Applicant Referencing (up to 2 Applicants)</b>   | £60.00 |
| <b>Guarantor Full Referencing and Preparation of Agreement</b> | £75.00 |
| <b>Special Request of Additional Property Inspection</b>       | £50.00 |
| <b>Key Cutting Admin Fee</b>                                   | £25.00 |
| <b>Hourly Rate</b>                                             | £40.00 |

### **FIXED PRICE RESIDENTIAL LETTINGS AND FULL PROPERTY MANAGEMENT**



[www.KaneEmpires.co.uk](http://www.KaneEmpires.co.uk)



PRS Membership: PRS029508 Client Money Protection: CMP009334 Kane Empires Property Lets Ltd Registered in England: 13536058

Directors: Mr Dean James Kane and Mrs Louise Marie Kane



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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Attendance of Court</b>                                                                                                                                                                                                                                     | £250.00   |
| <b>Preparation and Serving of Notices</b><br>(For example, Section 13 (rent increase), Section 8, Section 21 (notice seeking possession))                                                                                                                      | £50.00    |
| <b>Withdrawal of Kane Empires Services prior to a tenant moving in</b>                                                                                                                                                                                         | £600.00   |
| <b>Maximum termination of terms of business fee</b><br>(Ending your contract with Kane Empires whilst a tenant we introduced to the property is still residing at the property)<br>*fee may be reduced after 4 years of management at Kane Empires discretion. | £1000.00* |

## **Agent Switching Service – Not happy with your current Letting Agent?**

Let us help you switch to a cheaper and more personalised service!

Property Administration fee and fixed monthly management fee apply upon instruction.

|                                                                                                        |       |
|--------------------------------------------------------------------------------------------------------|-------|
| <b>Collection of documents and keys from existing agent.</b>                                           | FREE! |
| <b>Introduction of our services to the tenant and carrying out initial inspection of the property.</b> | FREE! |
| <b>Overseeing transfer of the tenancy deposit to Kane Empires</b>                                      | FREE! |

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