

Seneca Living Ltd

Lettings | Specialist HMO Management | Landlord Services

Schedule of fees for Lettings and Management

Management Service

The fees for the Tenancy Management Service are as follows:

- 10%** Monthly fixed charge of the rent due (single let property), or
- 12.5%** Monthly fixed charge of the rent due (HMO)

- £650** Any letting to a new tenant
- £100+** Check in Inventory Report
- £50** Deposit registration
- £100** Serving legal notices eg rent increase, abandoned goods etc
- £125** Serving eviction notices
- £175** Compliance inspection visit
- £100+** Check out Inventory Report
- £50** Ad hoc services or agency callouts to property p/hr (non-senior staff)
- £100** Ad hoc services or agency callouts to property p/hr (manager)

VIP Management Service

The fees for the VIP Management Service are as follows:

- 12%** Monthly fixed charge of the rent due (single let property), or
- 14.5%** Monthly fixed charge of the rent due (HMO)

- £650** Any letting to a new tenant
- £100+** Check in Inventory Report
- £50** Deposit registration
- £100** Serving legal notices eg rent increase, abandoned goods etc
- £125** Serving eviction notices
- £175** Compliance inspection visit
- £100+** Check out Inventory Report
- £50** Ad hoc services or agency callouts to property p/hr (non-senior staff)
- £100** Ad hoc services or agency callouts to property p/hr (manager)

Note: All fees are inclusive of VAT

Seneca Living Ltd

Lettings | Specialist HMO Management | Landlord Services

Rent Collect Service

The fees for the Rent Collect Service are as follows:

- 8%** Monthly fixed charge of the rent due (single let property), or
- 8%** Monthly fixed charge of the rent due (HMO)

- £750** Any letting to a new tenant
- £100+** Check in Inventory Report
- £50** Deposit registration
- £295** Compliance inspection visit
- £100+** Check out Inventory Report

Marketing & Letting Service

The fees for the Tenant Find/ Marketing & Letting Only Service are as follows:

- £950** Any letting to a new tenant
- £100+** Check in Inventory Report

Re-Letting Protection

Re-letting Fee Protection is a small up-front fee that protects you from needing to pay the re-letting fee again in the event the tenant moves out within the first 5 months

£200

Tenancy Takeover

Charged only where we take over management of an existing tenancy we did not originally set up (no lettings fee is payable in these cases). This covers our time and third-party costs to complete or repeat key compliance checks and to onboard the landlord and tenancy into our systems.

- £50** per landlord, plus
- £150** per property, plus
- £150** per tenancy

Note: All fees are inclusive of VAT

Seneca Living Ltd

Lettings | Specialist HMO Management | Landlord Services

For full details of our services and fees for landlords, download the Landlord Services brochure here:



Agency details:

Seneca Living Ltd
c/o Accountancy Solutions
143 Eastfield Road
Peterborough
PE1 4AU
Company reg: 16748696

ARLA: M00013147

NRLA: 2042678

CMP: C0141777

ICO: ZC022502

DPS: 4248061

Property Redress Scheme: PRS054942

Professional Indemnity: PI25A1101785



live@senecarooms.com



07790001416



Colchester, Essex



www.senecarooms.com