



TK International
020 7794 8700
www.t-k.co.uk

Residential Sales
Residential Lettings
Property Management

Sales Office:
9 Heath Street
Hampstead
London NW3 6TP
E: sales@t-k.co.uk

Lettings Office:
16-18 Heath Street
Hampstead
London NW3 6TE
E: lettings@t-k.co.uk

tk international
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Fees To Landlords Levels of Service Offered

Est.
1998

| SERVICES | LET | LET & MANAGEMENT | MANAGEMENT ONLY |
|---|-----------------------------|------------------------------|----------------------------|
| Property Marketing (including professional photos and floorplan) | ✓ | ✓ | |
| Secure application to rent | ✓ | ✓ | |
| Negotiate tenancy renewal (by a lettings specialist in branch) (where applicable or selected) | ✓ | ✓ | |
| Tenancy progression specialist | ✓ | ✓ | |
| Tenant deposit handling (TDS) (where applicable or selected) | ✓ | ✓ | |
| Review of rent for each tenancy or renewal | | ✓ | |
| Monthly account statements (if rent collection service) | | ✓ | |
| Referencing fee waived | | ✓ | |
| In house property manager based in our local lettings office | | ✓ | ✓ |
| In person pre-tenancy compliance & legislation check by the Property Manager | | ✓ | ✓ |
| Tenant walkthrough upon commencement of the tenancy | | ✓ | ✓ |
| Arrange property maintenance, repairs, cleaning, and gardening | | ✓ | ✓ |
| Quality insured contractors | | ✓ | ✓ |
| Property inspections by our property management team with a detailed report | | ✓ | ✓ |
| 24/7 Emergency repair service | | ✓ | ✓ |
| Out of Hours maintenance service | | ✓ | ✓ |
| Arrange payment of utilities on behalf of client | | ✓ | ✓ |
| Refurbishment and planned maintenance | | ✓ | ✓ |
| End of tenancy completion checklist | | ✓ | ✓ |
| TDS Deposit Dispute admin included | | ✓ | ✓ |
| SERVICE SELECTED (commission percentage) | 9%+VAT 10.8% inc VAT | 14%+VAT 16.8% inc VAT | 6%+VAT 7.2% inc VAT |

The above terms are based on a sole agency arrangement. Multiple agency arrangements will be subject to an uplift.



Directors: Jeremy Karpel BA, Daniel R Epstein MNAEA MARLA
Associate Directors: Danny Charalambous, James B Griver MNAEA, Domonic Banks MARLA
TK (Hampstead) Ltd CR No: 04270719 | TK (Lettings) Ltd CR No: 05213988 | TK Residential Ltd CR No: 10716145
Registered in England, Registered office: 9 Heath Street, Hampstead, London NW3 6TP



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES

Short term tenancies (for periods less than six months) – 20% of rent + vat (24% inc vat)

For a detailed breakdown of our services, please ask for a copy of our landlord terms of business

IF YOU HAVE ANY QUERIES ON FEES, PLEASE ASK A MEMBER OF THE TEAM.

Pre-Tenancy Fees (All Service Levels)

- Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:
- Energy Performance Certificate (EPC) as follows:
 - Units up to circa 2000 sq ft - £88.00 -£99.00 (inc VAT) per tenancy.
 - Houses/flats over 2000 sq ft - £104.50 -£126.50 (inc VAT) per tenancy.
- Larger properties- price will need to be confirmed in writing prior to booking.
- Gas Safety Certificate (GSR) £132.00 (inc. VAT) for Gas Safety alone, per property.
- Gas Safety Certificate & Boiler Service (GSR) £168.00 (inc. VAT) per property.
- Electrical Installation Condition Report (EICR) £252.00 (inc. VAT) per board, per property.
- Portable Appliance Testing (PAT) £118.80 (inc. VAT) per property.
- Legionella Risk Assessment £78.00 (inc. VAT) per property.
- TK Installing Smoke alarms and Carbon Monoxide (where not wired in) CO- £18.20 (inc. VAT) per tenancy & Smoke Alarm- £26.99 (inc. VAT) per tenancy.
- Price of installation of wired in Smoke alarms and/or co alarms will need to be confirmed in writing prior to booking.

Start of Tenancy Fees

Set-up Fees: £60 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Deposit Registration Fees (where collected): £24 (inc. VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.



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INVENTORY FEES

Inventory Reports

| UNFURNISHED | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|----------------------|-------|-------|-------|-------|-------|-------|
| Inventory | £144 | £156 | £174 | £192 | £216 | PO |
| Inventory & Check In | £174 | £186 | £204 | £222 | £246 | PO |
| Check Out/Check In | £132 | £144 | £156 | £180 | £204 | PO |

| FURNISHED | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|----------------------|-------|-------|-------|-------|-------|-------|
| Inventory | £156 | £180 | £192 | £228 | £258 | PO |
| Inventory & Check In | £186 | £198 | £228 | £258 | £288 | PO |
| Check Out/Check In | £132 | £150 | £174 | £204 | £228 | PO |

ALL PRICES INCLUDE VAT

Prices include hallway, stairwell, kitchen, reception, bathroom, and relevant number of bedrooms. Additional rooms such as gardens, extra bathrooms, conservatories, basements, garages/outbuildings etc are charged at £10 per room.

OTHER FEES AND CHARGES

Contractor Commission: 12% of contractors invoice (inc. VAT). To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Vacant Property Management Fees: Each agreement will run for a three-month contract. The net costs are as follows: 1 bedroom £1000; 2 bedrooms £1250; 3 bedrooms £1500; 4 bedrooms £1750; 5+ bedrooms £2000. Vacant Management includes but not limited to: fortnightly visits, mail forwarding, planned maintenance up to £450 plus VAT and emergency maintenance up to £450.00 plus VAT, unless agreed upon otherwise.

PLEASE ASK A MEMBER OF STAFF IF YOU HAVE ANY QUESTIONS ABOUT OUR FEES.



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