

Dolce Vita - Luxury Real Estate

Fees to Landlords

At **Dolce Vita - Luxury Real Estate**, we are committed to transparency in our fees and providing a comprehensive range of services tailored to landlords. Below, you'll find a detailed breakdown of our services and charges, both excluding and including VAT. For further details, please refer to your Terms and Conditions or contact our team.

Dolce Vita is a member of and covered by the **ARLA/Propertymark Client Money Protection Scheme**.
Dolce Vita is also a member of a redress scheme provided by **The Property Ombudsman** – www.tpos.co.uk.

Level of Service Options

Choose the service level that best suits your needs.

Service Level	Fee (Excl. VAT)	Fee (Incl. VAT)
Short Let Service	25%	30%
Tenant Find, Rent Collection, Management & Rent Protection	17%	20.4%
Tenant Find, Rent Collection & Management	16%	19.2%
Tenant Find and Rent Collection	11%	13.2%
Management Only Service	6%	7.2%

This commission will also be due on every tenancy renewal.

What's Included in Each Service Level?

Service Description	Tenant Find & Rent Collection (13.2% incl. VAT)	Tenant Find, Rent Collection & Management (19.2% incl. VAT)	Tenant Find, Rent Collection & Management & Rent Protection (20.4% incl. VAT)
Professional Photography & Marketing	✓	✓	✓
Marketing Strategy & Advice	✓	✓	✓
Accompanied Property Viewings	✓	✓	✓
Negotiation of Tenancy Offer	✓	✓	✓
Deposit Registration & Holding	✓	✓	✓
Rent Collection	✓	✓	✓
Utility Transfer Service	✓	✓	✓
Check-in & Check-out Coordination	✗	✓	✓
Pre & Post Tenancy Works	✗	✓	✓
Key Holder Facility	✗	✓	✓
24/7 Emergency Tenant Helpline	✗	✓	✓
Routine Safety Inspection Coordination	✗	✓	✓
Routine Maintenance Management	✗	✓	✓
Property Repairs Coordination	✗	✓	✓
Inspections (conducted every 6 months)	✗	✓	✓
Arranging Payment of Outgoings	✗	✓	✓

Service Description	Tenant Find & Rent Collection (13.2% incl. VAT)	Tenant Find, Rent Collection & Management (19.2% incl. VAT)	Tenant Find, Rent Collection & Management & Rent Protection (20.4% incl. VAT)
Deposit Deduction Advice & Negotiation	✗	✓	✓
Rent Insurance with Legal Assistance	✗	✗	✓
Example Based on a 12-Month Tenancy:			
£1,000 Monthly Rent	£1,584 (£1,320 + £264 VAT)	£2,304 (£1,920 + £384 VAT)	£2,448 (£2,040 + £408 VAT)

This commission will also be due on every tenancy renewal.

Additional Services & Fees

These optional services can be added to any management level.

Service Description	Fee (Excl. VAT)	Fee (Incl. VAT)
Tenancy Set-up Fee (including Reference Checks)	£250	£300
Renewal Administration Fee	£120	£144
Deposit Registration Fee	£50	£60

These additional services are available at all management levels. Dolce Vita can obtain quotes from two contractors for your approval before proceeding. A fee of £50 excl. VAT (£60 incl. VAT) will be charged for arranging a contractor to attend.

- **Energy Performance Certificate (EPC)**
- **Gas Safety Inspection Certificate**
- **Smoke/CO Detector Installation**
- **Electrical Safety Certificate (EICR)**

Inventory Fees

*The cost varies based on the property's size and whether it is furnished or unfurnished. Prices typically start from **£240 (incl. VAT)** for **1-2 bedroom properties** and are conducted by an independent inventory clerk. A quote will be provided before proceeding.*

Additional Property Management Costs

Service Description	Fee (Excl. VAT)	Fee (Incl. VAT)
Additional Routine Property Inspections (for managed properties)	£65	£78
Submission of Non-Resident Landlord Receipts to HMRC (per quarter)	£75	£90
Arrangement Fee for Refurbishments Over £500	10% of net cost	12% of net cost
Waiting at Property (per hour)	£50	£60
Void Period Management Services (includes 2 visits per month)	£150	£180
Court Attendance (per day)	£300	£360

Important Notes:

- ✦ **All fees are subject to change and outlined in our Terms of Engagement.**
- ✦ **Sale of the Property to the Tenant: 2% (plus VAT) of the sale price (2.4% incl. VAT of the Sale Price).**
- ✦ **VAT is charged at 20%.**
- ✦ **Fees apply to services provided by Dolce Vita - Luxury Real Estate.**

For any questions regarding our fees, please **contact our team**.