

UK LETTINGS SERVICES AND FEES

At Dolce Vita Lettings, we are transparent about our fees, so you will know upfront exactly what you're paying for. The following is a complete list of our landlord charges and fees. Please note that all fees include VAT, unless otherwise noted.

LETTINGS SERVICES

Letting & Rent Collection

Year 1: 11% + VAT (13.2%) fee of total rent due upfront.

Year 2 onwards: 10% + VAT (12%) fee of total rent per year due upfront.

Short Letting (inclusive of Property Management)

At the start of the tenancy and any renewal/extension, a fee of 26% plus VAT (31.2%) of the agreed rent for the entire term must be paid in full.

Letting & Property Management

A fee of 17% plus VAT (20.4%) of the agreed rent will be charged. This includes an 11% plus VAT (13.2%) letting and rent collection fee, due in full at the start of the tenancy for the entire initial term, and a 6% plus VAT (7.2%) property management fee, payable as rent is collected.

Additional Property Management Services Listed to the right:

Vacant Property Management

£210 per month.

Works costing less than £500

Will be carried out without consulting the landlord, unless otherwise specified in writing.

Works costing more than £500

A fee of 10% plus VAT (12%) of the total cost will be charged as an arrangement fee.

Additional Property Visits (2 per year included in service)

£96.

AGREEMENT AND ARRANGEMENT FEES

New Tenancy Agreement with Referencing & Right-to-Rent Fees

£300 payable by the Landlord.

Tenancy Renewal Agreement fee

£150 payable by the Landlord.

Deposit Registration fee

£60 payable by the Landlord.

Gas Safety Check arrangement fee

£60 plus the cost of the gas safety certificate.

Portable Appliance Test (PAT) arrangement fee

£60 plus the cost of the PAT test.

EICR Test arrangement fee

£60 plus the cost of the test.

EPC arrangement fee

£60 plus the cost of the EPC.

Legionnaires Assessment arrangement fee

£60 plus the cost of the assessment.

Smoke and Carbon Monoxide Alarms Installation Arrangement Fee

£60 plus the cost of the alarm(s) and installation.

Deposit Dispute Management Fee (In the event a formal dispute must be raised via the DPS)

£240 payable by the Landlord.

Check In/Check Out and Inventory Fees

£250 each (for properties up to 3-bedrooms).

MISCELLANEOUS CHARGES

Deposit Transfer administration fee

£72.

Additional copy statements

£60 for a minimum of 6 statements & £6 per additional statement.

Property Visits/Miscellaneous Duties

£96 per hour.

Serving of Notices

£60.

International Transfer

£30

Furnishing The Property

Administration fee of 10% plus VAT (i.e. 12%) of total cost.

Rent Protection Insurance

1.2% of rent including VAT.

Dolce Vita – Luxury Real Estate is an accredited SafeAgent and is a member of the SafeAgent Client Money Protection scheme (Accreditation Number A6197) and also a member of The Property Ombudsman redress scheme.