



Let only: 12% (inc VAT)

This service applies to landlords who wish to let their property but are willing to undertake the day to day management of the tenancy during its duration.

Our Let Only service includes marketing the property, carrying out accompanied viewings, arranging for the inventory to be carried out, carrying out the relevant checks on the potential tenant including credit checks and referencing and finalising the tenancy agreement.

Let and rent collection: 15.6% (inc VAT)

Comprises the full letting service plus collect the rent when due or pay it across to you. You will also receive a statement showing monies collected and undertake to address any arrears with the tenant in the unlikely event that this situation should arise.

Let and Full Management: 19.2% (inc VAT)

Full management is our most popular and comprehensive service. This includes all the services noted above and as well as obtaining quotes and arranging repairs, personally visiting the property and provide annual interim reports as well as being the first point of contact for tenants.

Notice of the Right to Cancel

You have the right to cancel this contract within 14 days under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013. This must be done in writing from within 14 days from the date that the contract is signed. The notice should be sent to 24 Charlotte Street, London, W1T 2ND or by email to: salesadmin@hudsonsproperty.com. Any Notice of Cancellation is deemed served on the day it is delivered, posted or sent. This directive only applies to distance contracts.

If you have given us your written agreement to market the property for rent within the cancellation period, then we reserve the right to charge an admin fee equivalent to the expense incurred for marketing the property at the date of cancellation.

Hudsons Property is an ARLA
licensed member www.arla.co.uk



Members of the NFOPP
Client Money protection scheme



Members of The
Property Ombudsman



Additional non-optional fees And charges (irrespective of level of service)

Short letting service - (tenancies less than 6 months): 24% (inc. VAT) of Rent

For arranging a short-term let on the property.

Tenancy agreement fee: £180.00 (inc. VAT)

For drawing up and inserting any special clauses.

Inventory and check-in (up to three bedrooms): £182.40 (inc. VAT)

For a pre-tenancy report to be drawn up by a third party specialist - fixed cost for properties up to three bedrooms.

Inventory and check-in (over three Bedrooms): Individually quoted

For a pre-tenancy report to be drawn up by a third party specialist - cost determined by size of property.

Registering the deposit: £40.00 (inc. VAT)

For registering a tenancy deposit with the TDS.

Property inspections: £84.00 (inc. VAT)

For performing a property inspection.

Electrical safety test: £82.80 (inc. VAT)

For arranging an electrical safety test for the property.

Landlord gas safety certificate: £102.00 (inc. VAT)

For arranging a gas safety certificate for the property.

Combined electric (PAT)& gas cert/test: £102.00 (inc. VAT)

For arranging a combined PAT and gas cert/test.

EPC (Energy Performance Certificate): £82.80 (inc. VAT)

For arranging and supplying an EPC for the property.

Sale of property to tenant: 2.4% (inc. VAT)

Fee payable if the property is sold to the tenant.

Legionella risk assessment: £115.20 (inc. VAT)

For carrying out a risk assessment on the property.

Smoke detector installation (one detector): £78.00 (inc. VAT)

For installing a single smoke detector in the property.

Carbon monoxide detector installation (one detector): £78.00 (inc. VAT)

For installing a single carbon monoxide detector in the property.

If you have any questions on our fees, please ask a member of staff

www.hudsonsproperty.com