

BPM Cardiff

Charges



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BPM Cardiff Landlord Charges	Fully Managed service	Tenant find service
Tenancy set-up fee	48% of a full months rent + £100 (inclusive of VAT where applicable)	68% of a full months rent (inclusive of VAT where applicable)
Monthly management	10% (inclusive of VAT where applicable)	NA
Inventory cost (per tenancy)	£100 (inclusive of VAT where applicable)	NA
Registration of security deposit	£28.80 (inclusive of VAT where applicable)	£28.80 (inclusive of VAT where applicable)
Tenancy renewal fee	30% of a full months rent + £100 (inclusive of VAT where applicable)	POA
Periodic inspection charges	no charge	NA
Key handling and handover	no charge	£60 (inclusive of VAT where applicable)
Filing of NRL returns (if required)	no charge	NA
HMO Application management	no charge	NA

BPM Cardiff Contract-Holder Charges	
Holding deposit	No greater than one weeks' rent. Upon successful application, this amount is used towards the security deposit, where no deposit is payable, the amount is used towards the first months rent).
Late rent charge	From day 8 onwards, a daily charge equivalent to the Bank of Englands annual base rate + 3%.
Replacement keys	The supplier cost to have keys cut.
Letter re: unreturned keys following temporary loan	£15 (including VAT where applicable)
Letter re: Breach of Occupation Contract	£20 (including VAT where applicable)
Missed appointment charge	£50 (including VAT where applicable)
Call-out as a direct result of Contract-Holder action (or inaction)	£40 (including VAT where applicable) + Contractor/ trades call out, labour and/or materials charge.
To end a fixed-term contract early (where all contract-holders exit early) and BPM Cardiff are instructed by the Landlord to set-up a new contract	60% of a full month's rent, subject to the agreement of the Landlord. This is the equivalent cost a Landlord pays BPM Cardiff to arrange and complete the signing of new contract-holders, which may include (but is not limited to) viewings, performing credit checks, referencing, creating and distributing Guarantor agreements, creating and issuing new written statement of contract, deposit registration and creating a new inventory.
To end a fixed term contract early (where not all contract holders exit early) and BPM Cardiff are instructed by the Landlord to set-up a new contract.	£180 up to two occupants, plus £60 for every additional occupant, subject to the agreement of the Landlord. This is the equivalent cost a Landlord pays BPM Cardiff to arrange and complete the signing of new contract-holders, which may include (but is not limited to) viewings, performing credit checks, referencing, creating and distributing Guarantor agreements, creating and issuing new written statement of contract, deposit registration and creating a new inventory.
Issuing a new Written Statement	£30 (Inclusive of VAT where applicable).
Breach of contract	Compensation due to the Landlord equivalent to the cost of any remedial work or action required to make good the affects of the breach.

CLIENT MONEY PROTECTION:



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