

FIXED RATE SERVICES FOR RESIDENTIAL LANDLORDS

OUR FEES

Moving forward together



PALMERS HAS DEVELOPED A SERIES OF FIXED RATE SERVICES FOR RESIDENTIAL LANDLORDS, PROVIDING COST-EFFECTIVE SUPPORT FOR SOME OF THE MOST COMMON LEGAL ISSUES THEY FACE.

Our fixed rate tenancy agreement service

- Tenancy agreement for an assured shorthold tenancy (AST), not involving a house in multiple occupation (HMO): **£200 + VAT**

Our fixed rate notice and collection service

- Service of notice under section 48 of the Landlord and Tenant Act 1987: **£50 + VAT plus disbursements**
- Service of required information before notice can be served: **£150 + VAT plus disbursements**
- Service of notice under section 8 of the Housing Act 1988: **£250 + VAT plus disbursements**
- Service of notice under section 21 of the Housing Act 1988: **£125 + VAT and disbursements**
- Collection of arrears through the County Court: **£500 + VAT and disbursements**

Disbursements are expenses payable to others, such as court fees. At the notice stage, disbursements include the cost of service of papers.

The way that service of papers is carried out will depend on the terms of the tenancy agreement. For example, if service by post is permitted, there would be no additional fee but if personal service is required, the cost of using a service agent would typically be an extra £100-£200 plus VAT.

Disbursements at the County Court stage will be the court fees, which will vary depending on the sum which is being claimed.

Our fixed rates at this stage are based on the matter proceeding as an undefended claim and cover all steps up to and including obtaining a County Court Judgment.

If the tenant files a defence, our usual hourly rate will apply from the start of your claim and the final cost will depend on the actual work we have carried out.

Our fixed rate possession service

- Traditional possession proceedings: **£1,500 + VAT and disbursements**
- Accelerated possession proceedings: **£1,000 + VAT and disbursements**

Disbursements are typically the court issue fee and costs of service. Our fixed rate scheme covers all work up to the obtaining of an order for possession or, in the case of a full possession case, up to the first hearing.

If possession is not obtained at the first hearing or by default on an undefended basis, our usual hourly rate will apply for all the work undertaken from the start and the final charges will depend upon the actual work we carry out on your behalf.

Our fixed rate enforcement service

- Enforcement of possession order in County Court: **£200 + VAT and disbursements**
High Court: **£250 + VAT and disbursements**

Enforcement action includes all work undertaken to instruct officers to be appointed to formally evict the tenant.

Contact us

If you have any queries or would like more information about our fixed rate services or other services for residential landlords, please contact us:



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