



D R HAWKINS GROUP

PROPERTY MANAGEMENT

12 Princes Square Harrogate North Yorkshire HG1 1LX
 Tel/Fax: 08450 565231 Mob: 07984613776 e-mail: Admin@DRHawkins-Group.com
 DRHawkins-Group.com

Estate Agents • Lettings and Block Management • Valuers • Surveyors

HARROGATE COUNCIL TAX CHARGES FOR 2011/12

Band	Harrogate	
	Annual Cost	Per Month
A	£1029.13	£102.91
B	£1200.64	£120.06
C	£1372.16	£137.22
D	£1543.69	£154.37
E	£1886.74	£186.67
F	£2229.77	£222.98
G	£2572.82	£257.28
H	£3087.38	£308.74

Please note Council Tax charges can be paid over 10 months, starting in April through to January. These rates vary from area to area so you are best to check with your local authority

LEGAL FEE CHARGES FOR FURNISHED PROPERTY

For less than one year AST Agreements if for longer period same rates as unfurnished apply

- a. Admin fee for preparation of AST (Assured Shorthold Tenancy) £175.00
Each additional named tenant to go on AST at £65.00 each, if required
- b. Inland Revenue Stamp Duty Fee (see note below) £5.00
- c. Inland Revenue Duplicate Stamp Duty Agreement Fee £5.00

LEGAL FEE CHARGES FOR UNFURNISHED PROPERTY

- a. Administration fee for preparation of tenancy agreement £175.00
Each additional named tenant to go on AST at £65.00 each
- b. Inland Revenue Stamp Duty Fee (see note below) Monthly rent x 6 x 1%
(Rounded up to nearest £5.00)
- c. Inland Revenue Duplicate Stamp Duty Agreement Fee £5.00

From 1st Dec '03 the threshold for paying Stamp duty on rent was increased from £5000 **pa** to £60000 **pa**. Rent payments usually are made on the 1st monthly by S/O and on moving in, if before the 15th a pro rata payment is made to cover rent up until the end of that month. If after the 15th a pro rata payment is made to cover up until the end of the following month. This is because of the time factor of setting up the S/O.

If the AST agreement is to be in more than one tenants name, please note **ALL** tenants **MUST** be at our office for signing on move in day. If they are not unfortunately you cannot move in!

BONDS

Returnable bonds held against arrears & damages are usually one month's rent plus £200.00. However provided references are acceptable we would be willing to accept one month rent as a bond with four post dated cheques covering the next 4 months for £50.00 each, to increase the bond to the full amount due.

E&OE

sf135 Hgte 0511 – 06/04/11

**Why not visit our New 360° Virtual Tours WEB sites?
 DRHawkins-Group.com**