



Residential Landlord & Tenant Fixed Fee Services

<u>Service</u>	<u>Fees</u>
Non-Contentious Services	
<u>Agreements and Contracts</u>	
Drafting Assured Shorthold Tenancy ("AST") Agreement or checking and amending/updating AST Agreement currently in use.	£150.00
Checking AST Agreement previously drafted by LMD Law for individual lettings	£ 50.00
Other Bespoke or Specialist Tenancy Agreements or Leases	Quotes from £150.00
Letting Agency Contracts and Precedents (e.g. Agency Agreements between Landlords and Agents, Prescribed Information, Templates, etc.)	Quotations upon request
Notices Seeking Possession	
<u>Drafting & Serving Notices Seeking Possession*</u>	
Drafting notices (not including costs of service*) on the basis that LMD Law have either drafted or checked the AST Agreement:	
Section 21 Notice	£ 75.00
Section 8 Notice (Rent Arrears Grounds)	£ 75.00
Section 21 Notice and Section 8 Notice Together	£125.00
Section 8 Notice (Other Grounds)	£100.00
Court Possession Proceedings	
<u>Accelerated Possession Proceedings*</u>	
Court Proceedings (Without Hearing)	£450.00
Court Proceedings (With Hearing)	£800.00
Court Fee*	From £250.00 up to £280.00
HM Land Registry Fee*	£ 6.00
<u>Standard Possession Proceedings*</u>	
Court Proceedings (With Hearing)	£800.00
Court Fee*	From £250.00 up to £280.00
HM Land Registry Fee*	£ 6.00
<u>Enforcement (Eviction) Proceedings*</u>	
Drafting, Filing and Serving Application for Warrant of Execution	£100.00
Court Fee*	£110.00

For Landlords, Letting Agents & Landlords Associations



Individual Landlord Membership

Individual Membership gives access to extensive features as well as exclusive discounts:

Free Initial Landlord & Tenant Consultation
Individual Tenancy Agreements Check & Review
Free Notice Drafting
Telephone Helpline Assistance
10% Discount on LMD Law Landlord & Tenant Fees

Retainer Costs#:

1 to 10 properties:	£ 75.00 per month
11 to 25 properties:	£125.00 per month
26 to 40 properties:	£175.00 per month
41 to 50 properties:	£200.00 per month

Commercial Landlords, Letting Agents & Landlords Associations

For landlords with more than 50 properties, commercial landlords, letting agents and landlords associations, access to online, email and telephone general advice is able to be provided on a pay as you go basis with other tailored packages available to meet your business needs:

Query Credit Tariffs:

Standalone price:	£ 30.00 per credit
100 credits:	£ 25.00 per credit
500 credits:	£ 20.00 per credit
1000 credits:	£ 15.00 per credit

Terms and Conditions apply including:

*Fixed fees:

- 1) can only apply where the Tenant does not file a Defence and or Counterclaim to proceedings or to any Enforcement Application. Additional fees may apply, possibly on an hourly rate basis, to any additional work to deal with defended proceedings and or Applications; and
- 2) are subject to an assessment of the matter by LMD Law and also subject to instructions being accepted, including receipt of signed Client Care Documents from a client; and
- 3) cover up to a first hearing. If the matter progresses beyond a first hearing, hourly rates apply; and
- 4) do not include disbursements such as Court fees, HM Land Registry fees, travel costs or costs of service, postage and delivery; and
- 5) are subject to LMD Law's General Terms of Business.

*All disbursements or third party costs and fees such Court fees or HM Land Registry fees are subject to changes made from time to time by the Ministry of Justice and or HM Courts and Tribunals Service and or HM Land Registry or such other body or organisation as may be applicable and so may vary in certain cases or circumstances. Exact third party fees payable are subject to confirmation from LMD Law at the time when they are due.

*Initial purchase of a document review or drafting service required unless AST Agreements have been drafted by LMD Law; Minimum subscription of 12 months; Subsequent automatic renewal term of 12 months; Notice of cancellation must be given not less than 30 days before end of 12 month term and subject to payment of all instalments still due; IMPORTANT: Please remember that in delivering Telephone Helpline Assistance we are acting as a kind of 'general practitioner' and first line support which means we can usually 'diagnose and treat' most common issues within the terms of the Individual Membership package, but sometimes we may need to recommend additional work to be undertaken by LMD Law which does not fall within the terms of Individual Membership. If this applies, we will provide you with a separate confirmation of instruction and a price for the work and you can choose whether to proceed with the additional services. A 'fair use' policy applies to our Individual Membership retainer packages and this is based upon the maximum number of properties in each retainer package (10, 25, 40 and 50), equivalent to a combined total of:

- One check & review per property in any 12 month term (available only on documents drafted/checked by LMD Law);
- Two Notices per property during each 12 month term;
- Three Telephone Helpline Assistance queries per property during each 12 month term;
- Fee discounts do not apply to third party disbursements such as Court fees, only to legal fees of LMD Law.