

LANDLORD FEES SCHEDULE

(All prices are inclusive of VAT)

LEVELS OF SERVICE OFFERED	
Let Only (payable in advance)	One month's rent
Rent Collection	12% inc VAT
Fully Managed	15% inc VAT

Landlord Fee's List	Cost inc. VAT
<p>Initial Set-up Fee (All services)</p> <p>Includes professional photography, floor plans, virtual tours, advertising on Rightmove, Zoopla & On The Market, accompanied viewings, land registry check, references, right to rent checks, ID & sanction checks and tenancy agreements.</p>	£420.00
OR	
<p>Ongoing Set-up Fee (All services, per subsequent tenancy)</p> <p>Advertising on Rightmove, Zoopla & On The Market, accompanied viewings, references, right to rent checks, ID & sanction checks and tenancy agreements.</p>	£300.00
Compliance fee per tenancy per month	£4.80
Withdrawal fees	£350.00
Sale of property to tenants introduced by us	1.8%

Optional Fee's	
Certificates	
Electrical Installation Condition Repot (EICR)	From £222.00
Gas Safety Certificate and/or Service	From £90.00
EPC	£125.00
Legionella Risk Assessment	£125.00
PAT Testing	From £80.00

Other Optional Tenancy Expenses	
Installing Smoke & Carbon Monoxide Alarms (Per alarm)	From £45.00
Additional Property Visits (Let Only & Rent Collection)	£84.00
Tenancy Deposit Registration (Let Only & Rent Collection)	£72.00
End of Tenancy Deposit Review (Let Only & Rent Collection)	£84.00
ID & Right to Rent Follow up check (Let Only & Rent Collection)	£72.00
Tenancy Dispute and Negotiations Fee (All Services)	From £75
Fees For the Service of Legal Notices (Managed)	£120.00
Fees For the Service of Legal Notices (Rent Collection & Let Only)	£240.00
Court Attendance Fees (per hour)	£60.00

Postal Forwarding Fee (excluding postage)	£30
Vacant Property Visits (Let Only & Rent Collection)	£90.00
Key Cutting Admin Fee (Plus the cost of the keys)	£30
Arrangement fee for refurbishment works, pre and post tenancy (gross amount invoiced by the contractor)	12%
Interest on unpaid commission (Above the Bank of England base rate from due date until paid)	3%

Inventory Price List (prices from)					
	Studio/One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
Inventory	£90	£114	£132	£180	£204
Check-In	£66	£78	£96	£108	£132
Inventory Update	£90	£102	£102	£114	£120
Check-Out	£114	£120	£138	£156	£174

Rent Guarantee		
Rent (PCM)	Monthly	Yearly
1 – 500	£31.17	£324
501 – 700	£35.17	£372
701 – 2000	£40.25	£433
2001 – 3000	£52.17	£576
3001 - 5000	£66.17	£744