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
Initial Set-up Fee (All services) Includes professional photography, floor plans, virtual tours, advertising on Righmove, Zoopla & On The Market, accompanied viewings, references, right to rent checks and tenancy agreements.	£420.00
Ongoing Set-up Fee (All services) Advertising on Righmove, Zoopla & On The Market, accompanied viewings, references, right to rent checks and tenancy agreements.	£300.00
EPC	£95.00
Legionella Risk Assessment	£95.00
Gas Safety Certificate	From £90.00
Gas Safety & Service	From £110.00
Electrical Installation Condition Repot (EICR)	From £222.00
PAT Testing	From £76.00
Installing Smoke & Carbon Monoxide Alarms (Per alarm)	From £45.00
Additional Property Visits	£90.00
Tenancy Renewal Fee (per renewal)	£96.00
Tenancy Deposit Scheme Registration	£36.00

Right to Rent Follow up check	£36.00
Withdrawal fees	£350.00
Tenancy Dispute Fee	£150.00
Fees For The Service Of Legal Notices (Section 8, 21 and 13)	£96.00
Court Attendance Fees (per hour)	£60.00
Vacant Property Visits	£90.00
Compliance fee per tenancy per month	£4.80
Arrangement fee for refurbishment works, pre and post tenancy (gross amount invoiced by the contractor)	12%
Sale of property to tenants introduced by us	1.8%
Interest on unpaid commission (Above the Bank of England base rate from due date until paid	3%

Cleaning Prices *	Studio/One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
(Prices From)	£175	£185	£195	£210	£235

Inventory Prices *	Studio/One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
Inventory & Check-In	£198	£228	£258	£318	£366
Inventory Update	£90	£102	£102	£114	£120
Check-Out	£114	£120	£138	£156	£174

*Prices From (Furnished prices available on request)

Rent & Legal Protection	Up to £2500PCM	£2500 to £5000PCM	£5000 to £10,000PCM
Yearly	£385	£450	£585