

# 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 &amp; On The Market, accompanied viewings, references, right to rent checks, ID &amp; sanction checks and tenancy agreements.</p>	£420.00
<b>OR</b>	
<p>Ongoing Set-up Fee (All services, per subsequent tenancy)</p> <p>Advertising on Rightmove, Zoopla &amp; On The Market, accompanied viewings, references, right to rent checks, ID &amp; 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%

<b>Optional Fee's</b>	
<b>Certificates</b>	
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

<b>Other Optional Tenancy Expenses</b>	
Installing Smoke & Carbon Monoxide Alarms (Per alarm)	From £45.00
Additional Property Visits <b>(Let Only &amp; Rent Collection)</b>	£72.00
Tenancy Renewal Fee (per renewal)	£120.00
Tenancy Deposit Registration <b>(Let Only &amp; Rent Collection)</b>	£36.00
End of Tenancy Deposit Review <b>(Let Only &amp; Rent Collection)</b>	£72
Right to Rent Follow up check <b>(Let Only &amp; Rent Collection)</b>	£36.00
Tenancy Dispute and Negotiations Fee (All Services)	From £75
Fees For the Service of Legal Notices (Section 8, 21 and 13)	£120.00
Court Attendance Fees (per hour)	£60.00

Vacant Property Visits ( <b>Let Only &amp; Rent Collection</b> )	£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%

<b>Inventory Price List</b> (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

<b>Rent &amp; Legal Protection</b>			
	Up to £2500PCM	£2500 to £5000PCM	£5000 to £10,000PCM
Yearly	£385	£450	£585
Monthly	£37	£42.50	£55