

# LANDLORD CHARGES

## FULLY MANAGED SERVICE

Fee Payable to Agent	
Tenant Find Fee (Full Management service)	60% inc VAT (50% ex VAT) of the first month's rent (or a monthly average rent where there is a variation)
Rent Protection Insurance (Monthly)	£34.80 inc VAT (£29 ex VAT)
Monthly Management	12.5% inclusive of VAT (10.4% ex VAT) of current monthly rent
Energy Performance Certificate	£120 inc VAT (£100 ex VAT)
Gas Safety Certificate/Record	£96 inc VAT (£80 ex VAT)
Electrical Installation Condition Report	£210 inc VAT (£175 ex VAT)
Smoke Alarm (Battery Operated)	£90 inc VAT (£75 ex VAT)
Carbon Monoxide Alarm	£60 inc VAT (£50 ex VAT)
Key Cutting	£36 inc VAT (£30 ex VAT)
Tenancy Renewal Fee	£180 inc VAT (£150 ex VAT)
Additional Property Visit	£30 inc VAT (£25 ex VAT)
Deposit Dispute Handling Fee	£180 inc VAT (£150 ex VAT)
Court Attendance Fee	£240 inc VAT (£200 ex VAT)
Change of Ownership Fee	£480 inc VAT (£400 ex VAT)
Deposit Transfer Fee	£60 inc VAT (£50 ex VAT)
Termination Before Commencement of the Tenancy	£480 inc VAT (£400 ex VAT)
Termination After Commencement of the Tenancy	£480 inc VAT (£400 ex VAT)
Commission for Tenant Purchasing the Property	£3,000 inc VAT (£2,500 ex VAT)

# LANDLORD CHARGES

## LET ONLY

Fee Payable to Agent	
<b>Tenant Find Fee</b>	<b>90% inc VAT (75% ex VAT) of first month's rent (or a monthly average rent where there is a variation)</b>
<b>Rent Protection Insurance (Monthly)</b>	<b>£34.80 inc VAT (£29 ex VAT)</b>
<b>Energy Performance Certificate</b>	<b>£120 inc VAT (£100 ex VAT)</b>
<b>Gas Safety Certificate/Record</b>	<b>£90 inc VAT (£75 ex VAT)</b>
<b>Electrical Installation Condition Report</b>	<b>£210 inc VAT (£175 ex VAT)</b>
<b>Smoke Alarm (Battery Operated)</b>	<b>£90 inc VAT (£75 ex VAT)</b>
<b>Carbon Monoxide Alarm</b>	<b>£60 inc VAT (£50 ex VAT)</b>
<b>Key Cutting</b>	<b>£36 inc VAT (£30 ex VAT)</b>
<b>Tenancy &amp; Deposit Renewal Fee</b>	<b>£180 inc VAT (£150 ex VAT)</b>
<b>Property Visit</b>	<b>£30 inc VAT (£25 ex VAT)</b>
<b>Court Attendance Fee</b>	<b>£240 inc VAT (£200 ex VAT)</b>
<b>Deposit Transfer Fee</b>	<b>£60 inc VAT (£50 ex VAT)</b>
<b>Termination Before Commencement of the Tenancy</b>	<b>£480 inc VAT (£400 ex VAT)</b>
<b>Commission for Tenant Purchasing the Property</b>	<b>£3,000 inc VAT (£2,500 ex VAT)</b>
<b>Check-out Inspection and Report</b>	<b>£180 inc VAT (£150 ex VAT)</b>

# WHAT'S INCLUDED?

Description	Fully Managed	Let Only
Market Appraisal and Valuation	✓	✓
Legal compliance and general lettings guidance	✓	✓
Marketing on all major property portals	✓	✓
'To Let' board	✓	✓
Accompanied viewings	✓	✓
Presenting applications with guidance	✓	✓
Full referencing including credit check & employment	✓	✓
Applicant/tenant ID and Right to Rent checks	✓	✓
Assured Shorthold Tenancy agreement	✓	✓
Prescribed Information	✓	✓
Deposit collection, registration and protection with DPS Custodial scheme	✓	✓
Full photographic inventory	✓	✓
Reporting new tenancy and void periods to council/utilities providers	✓	✓
Rent protection cover – registration and administration when purchased	✓	✓
Rent collection, processing, payment and statement of first month's rent	✓	✓
Rent collection, processing, payment and statement of subsequent months	✓	✗
Ongoing compliance advice and guidance in line with new/updated legislation	✓	✗
Section 8 and Section 21 notices	✓	Upon request. Fees apply
*Support throughout application for and processing of possession, bailiff and rent recovery processes	✓	✗
Property repairs assessed, reported, quoted, instructed & monitored	✓	✗
Tenant/tenancy support to assess and mitigate potential issues	✓	✗
Periodic inspections with reports provided to landlord and tenant	✓	Upon request. Fees apply

# WHAT'S INCLUDED?

Description	Fully Managed	Let Only
Monitoring and notification of compliance certification expiry	✓	✗
Renewal term and rent negotiation with landlord and tenant, re-referencing (when required for RPI cover), Assured Shorthold Tenancy agreement, updated deposit registration and certificate	✓	Upon request. Fees apply
Checkout inspection report referencing the ingoing inventory	✓	Upon request. Fees apply
Deposit release negotiation	✓	Upon request. Fees apply