

ADDITIONAL OPTIONAL & NON-OPTIONAL FEES AND CHARGES

		TENANT FIND	FULLY MANAGED
Deposit Administration and Registration	Registering the Tenant's deposit with the TDS	£42 (Inc. VAT)	Included
Property Inspections	Visit the property, remotely or in person, during a tenancy and provide a Landlord report including photographs where required.	£90 (Inc. VAT)	Included
Service of Legal Notice	Serving a legal notice upon the Tenant.	£72 (Inc. VAT)	Included
Deposit Negotiations	Negotiating the deposit return at the end of the tenancy.	£150 (Inc. VAT)	Included
Deposit Dispute Fee	Submit documentation in order to support a claim against the deposit to the TDS for their adjudication service.	£180 (Inc. VAT)	Included
Check Out Fee	Instruct an independent clerk to conduct a check out using the inventory and schedule of condition report.	£42 (Inc. VAT)	Included
Tenancy Renewal	Contract negotiation, amending and updating terms to take into account all legislative changes as well as rent changes and arranging a further tenancy agreement.	£150 (Inc. VAT)	£60 (Inc. VAT)
Vacant Management	Manage the property whilst vacant	£72 (Inc. VAT) Per Month	£72 (Inc. VAT) Per Month
Rent Review	A rent review is a process where an agent will revalue a property in line with the current property market.	£90 (Inc. VAT)	Included
Jackson Property Rent & Legal Protection Service	Your interest added to our Rent and Legal Protection Insurance Policy – Ask for details	£390 (Inc. VAT)	£390 (Inc. VAT)
Submission of non-resident Landlords receipts to HMRC	To Remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the Landlord or HMRC.	£120 (Inc. VAT)	£120 (Inc. VAT)
Court Attendance	£150 (Inc. VAT) per hour or £240 (Inc. VAT) per hour for a Director	From £150 per hour (Inc. VAT)	From £150 per hour (Inc. VAT)
Abortive Tenancy	In the event that you abort a proposed tenancy during the move in process.	Tenant Find Fee	Tenant Find Fee
Termination Fee	In the event that you terminate the Fully Managed service during a tenancy. This fee would also apply if you sell the property with the tenant in residence.	N/A	One year's fees (Inc. VAT)
Sales Commission	If a Tenant or any associated person introduced by us proceeds to purchase the Property we will charge a sales commission of the agreed sale price, upon completion. This fee will include the services of our sales progression department.	1.2% (Inc. VAT)	1.2% (Inc. VAT)
Gas Safe Certificate	Arrange a Gas Safe registered engineer to inspect the gas appliance.	£114 (Inc. VAT)	£114 (Inc. VAT)
Fixed Electrical Safety Certificate (EICR)	An EIRC or Fixed Electrical test will confirm compliance of electrical circuits and installations within current safety regulations.	£240 (Inc. VAT)	£240 (Inc. VAT)
Interim Electrical Safety Check	Visual inspection of electrics, PAT testing and testing of smoke alarms	£150 (Inc. VAT)	£150 (Inc. VAT)
Oil Safety Check & Service	The installation of oil-fired systems should meet the standards set out by OFTEC and should be installed, maintained and serviced by OFTEC registered engineers.	£150 (Inc. VAT)	£150 (Inc. VAT)
Energy Performance Certificate (EPC)	An Energy Performance Certificate (EPC) measures the energy efficiency of a property on a scale of A - G. This is a legal requirement when selling or letting a property. We can arrange our inhouse assessor to carry out this service if your property doesn't have one or if your current EPC has expired.	£114 (Inc. VAT)	£114 (Inc. VAT)
Septic Tank Empty	Fee displayed covers properties within Herefordshire	£226.80 (Inc. VAT)	£226.80 (Inc. VAT)
Inventory Fees – Outside of Tenancy	Prepare an inventory and schedule of condition report. <ul style="list-style-type: none"> Flat - £108.00 inc VAT 2 Bed - £150.00 inc VAT 3 Bed - £180.00 inc VAT 4 Bed - £240.00 inc VAT 5 Bed - £300.00 inc VAT 	From £108 (Inc. VAT)	Included