

Scale Of Charges

Let Only	First Months Rent Inc of Vat (Subject to a minimum fee of £480 inc of Vat)
Let Only & Rent Collection	First Months Rent Inc of Vat (Subject to a minimum fee of £480 inc of Vat) + 6% inc of Vat of the rent monies collected
Full Management	60% of the first months rent inc of Vat (Subject to a min fee of £480 inc of Vat) plus 13.2% inc of Vat of the rent monies collected
Rent-On-Time	60% of the first months rent inc of Vat (Subject to a min fee of £480 inc of Vat) plus 15.6% inc Vat of the rent monies collected

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

ADDITIONAL CHARGES (inclusive of Vat)

Registering the deposit with the TDS	£24.00 (annual fee)
Schedule of Condition	£84.00 for a studio (additional £13 per bedroom)
Energy Performance Certificate	£84.00
Legionella Risk Assessment	£108.00
Electrical Installation Condition Report	From £144.00
Installation of Smoke Detectors or Co2 Detectors	£60.00 for one and an additional £30.00 for any additional units
Service of Housing Act Notices (Section 8 & Section 21)	£72.00
Tenancy Renewal Fee	£90.00
Negotiating and agreeing a rental increase if no new Tenancy is Issued (Section 13)	£90.00
Additional Property Visits (Additional visits made by the agent to the property at the specific request of the landlord)	£42.00
Maintenance Supervision of works in excess of £750	12% of the total invoice
Sale of property to tenant	1.2% of the agreed sale price
Court Attendance for Possession Hearings	£60.00 per hour
Completing a check out for non-managed properties	£90.00
Property Inspections for non-managed Properties	£90.00
Completing a claim with the TDS for non-managed properties	£120.00
Hourly rate for anything not included within the agreed service level	£42.00

Client Money Protection: Wyatt Hughes Ltd is part of the Propertymark Client Money Protection Scheme
Redress Scheme: Wyatt Hughes Ltd is a member of the Property Ombudsman Scheme for Residential Lettings

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