

CHARGES AND FEES FOR LANDLORDS

All the following fees are inclusive of VAT at the current rate, unless otherwise stated.

FULL MANAGEMENT SERVICE

Upfront set up fee taken from first month's rent:

60% including VAT (50% ex VAT)

Monthly Management fee:

12% including VAT (10% ex VAT) per month of rental amount

Referencing:

£60.00 per tenant/guarantor including VAT (£50.00 ex VAT)

Deposit Protection (Registration with DPS):

£72.00 including VAT (£60.00 + VAT)

Deducting Deposits:

Included

Negotiating Deposit Disputes:

£120 including VAT (£100 + VAT)

Section 13 Notice:

£125.00 + VAT (£150.00 including VAT)

LET & RENT COLLECTION SERVICE

Upfront set up fee:

60% of first month's rent including VAT (50% ex VAT)

Monthly Rent Collection fee:

8.4% including VAT (7% ex VAT) per month of rental amount

Referencing:

£60.00 per tenant/guarantor including VAT (£50.00 + VAT)

Deposit Protection (Registration with DPS):

£72.00 including VAT (£60.00 ex VAT)

(Please note we do not deal with rent collect deposit disputes)

Deducting Deposits:

£120.00 including VAT (£100.00 + VAT)

Section 13 Notice:

£125.00 + VAT (£150.00 including VAT)

INVENTORY & CHECKOUT CHARGES

Bedrooms	Unfurnished (Excl. VAT)	Unfurnished (Incl. VAT)	Furnished (Excl. VAT)	Furnished (Incl. VAT)
Studio/1 BR	£145.00	£174.00	£155.00	£186.00
2 BR	£155.00	£186.00	£165.00	£198.00
3 BR	£175.00	£210.00	£185.00	£222.00
4 BR	£185.00	£222.00	£205.00	£246.00
5 BR	£205.00	£246.00	£245.00	£294.00
6 BR	£265.00	£318.00	£315.00	£378.00

LET ONLY SERVICE

Upfront set up fee:

90% of first month's rent including VAT (75% ex VAT)

Referencing:

£60.00 per tenant/guarantor including VAT (£50.00 + VAT)

Deposit Protection (Registration with DPS):

£72.00 including VAT (£60.00 + VAT)

(Please note we do not deal with let only deposit disputes)

Deducting Deposits:

£120.00 including VAT (£100 + VAT)

Section 13 Notice:

£125.00 + VAT (£150.00 including VAT)

LEGAL REQUIREMENT & BEST PRACTICE

Electrical Installation Condition Report (EICR):

£180.00 including VAT (£150.00 + VAT)

(where a property has more than one consumer unit, an additional charge will apply)

PAT, Smoke & Carbon Monoxide Alarm:

Subject to Quotation

Energy Performance Certificate (EPC):

Cost subject to quotation

Gas Safety Certificate:

Cost subject to quotation

Gas Safety Certificate with boiler service:

Cost subject to quotation

Legionella Risk Assessment:

£150.00 including VAT (£125.00 ex VAT)

SERVICE OF ANY LEGAL NOTICE UNDER THE HOUSING ACT

Cost subject to quotation

ARRANGING & SUPERVISING MAJOR BUILDING OR REFURBISHMENT WORK

12% of total cost of the works including VAT (10% + VAT)

SALES COMMISSION IF TENANT PURCHASES A PROPERTY

To be agreed between parties

RENT PROTECTION & LEGAL EXPENSES

Guarantee your rental income and protect yourself from the cost of obtaining legal possession of your property in the event that your Tenant(s) default their rental payments or if they complete any tenancy breach that gives grounds for possession.

Managed Rent Protection & Legal Expenses:

- Tenancies with rent up to £2500.00 charged at £39.60 including VAT per month (£33.00 + VAT)
- Tenancies with rents between £2500.01 to £5000.00 charged at £42.00 including VAT per month (£35.00 + VAT)
- Claim process included under the managed service

Let Only Rent Protection & Legal Expenses:

- Tenancies with rent up to £2500.00 charged at £475.20 including VAT* (£396.00 + VAT)
- Tenancies with rents between £2500.01 to £5000.00 charged at £504.00 including VAT* (£420.00 + VAT)
- *Upfront claims process administration fee of £180.00 including VAT (£150 + VAT)
- Court/ Bailiff Attendance £300.00 including VAT (£250.00 + VAT)

KEYS

Arranging copies or additional keys, fobs etc: £30.00 including VAT (£25.00 + VAT)
(Plus costs of keys/fobs)

ACCOUNTS

Providing Annual Statement for Tax Assessment: £60.00 including VAT (£50.00 + VAT)

OVERSEAS LANDLORD TAX

Landlord failure to apply for Approval Number from Inland Revenue & to complete HMRC quarterly return for non-resident Landlords: £90.00 including VAT per quarter (£75.00 + VAT)

CARE OF EMPTY PROPERTY AT THE REQUEST OF THE LANDLORD

£30.00 per week including VAT (£25.00 + VAT)