






## FEES FOR LANDLORDS

Service Element	 <b>Silver</b> <b>Tenant Find Service</b>	 <b>Gold</b> <b>Full Managed</b>	 <b>Platinum</b> <b>Fully Managed PLUS</b>
Comprehensive Marketing to find a suitable tenant		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tenant Referencing & Preparation of Tenancy agreement		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pre Tenancy Safety Checks**		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pre tenancy clean & inventory check-in**		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Notifying Utilities Companies, Council		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Collection of Rent & Registration of Deposit**		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Accounts Manager		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Keyholding Service		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dedicated Property Manager		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Inspections*		<input checked="" type="checkbox"/> 1 Every 6 months	<input checked="" type="checkbox"/> 1 every 3 months
Co-ordination of Repairs & Maintenance*		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Managing Checkout Process**		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Service Notices (Section 21 / Section 8) & Renewal of Tenancy**		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deposit claim negotiation, compilation & submission		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rent Guaranteed Protection for complete peace of mind*			<input checked="" type="checkbox"/>
Legal Protection*			<input checked="" type="checkbox"/>



## FEES FOR LANDLORDS

SERVICE	CLAUSE REF	FEE
<b>LET ONLY SERVICE</b>	A1 and A2	75% (62.5% + vat) of the first Month's Rent subject to minimum of £525 + vat (£630)
<b>LET &amp; RENT COLLECTION SERVICE</b> <b>(SILVER SERVICE)</b> 	B1 and B2	75% (62.5% + vat) of the first Month's Rent subject to minimum of £475 + vat (£570) + 9% (7.5% + vat) of gross monthly rent payable throughout tenancy
<b>LET &amp; MANAGEMENT SERVICE</b> <b>(GOLD SERVICE)</b> 	C1 and C2	60% (50% + vat) of the first Month's Rent subject to minimum of £450 + vat (£540) + 12% (10% + vat) of gross monthly rent payable throughout tenancy
<b>LET &amp; MANAGEMENT PLUS SERVICE</b> <b>(PLATINIUM SERVICE)</b> 	C2 and C3	60% (50% + vat) of the first Month's Rent subject to minimum of £425 + vat (£510) + 15% (12.5% + vat) of gross monthly rent payable throughout tenancy

SERVICE	CLAUSE REF	FEE
<b>Investment</b> <b>&amp;</b> <b>BUY TO LET Advisory landlord</b>	D1 & D2 C2 (vii) C4 (vii)	60% (50% + vat) of the first Month's Rent subject to minimum of £500 + vat (£600) + 12% (10% + vat) of gross monthly rent payable throughout tenancy
<b>Overseas Landlord</b>	C2 (v) C4 (v)	Percentage of 1 <sup>st</sup> Month's rent as quoted above as applicable + 12% (10% + vat) of gross monthly rent payable throughout tenancy + 15% (12.5% + vat) of gross monthly rent payable throughout tenancy



## FEES FOR LANDLORDS

### Additional / Optional Fees

SERVICE	CLAUSE REF	FEE
Rent Guarantee & Legal protection Standalone (LET ONLY)		12 Months Cover - £££ (By request)
Standard Photographic inventory Service	E2	£150** The charges will vary depending on the size of the property and whether furnished or not.
Enhanced Inventory & Check in Service	E2	£195** The charges will vary depending on the size of the property and whether furnished or not.
Inventory Check out Service	E3	£114** The charges will vary depending on the size of the property and whether furnished or not.
Extra Property Visits – Managed Properties	E4	£72 per visit
Non Managed Properties	E5	£150 per visit
Cancellation of Management Admin Fee	C5(i)(a)	2 Month's rent
Renewal of Tenancy Agreement by memorandum	E1 (iii)	£95 / (£75 for House Share per room) Applicable fee continue to be payable for any renewed period
In house Tenancy Agreement	E1 (i)	Included for all levels of service
Own Tenancy Agreement (out of house)	E1 (i)	£50
Buy to Let Advisory	D1	£495
Property Acquisition Service	D2	3% (2.5% + vat) of purchase price
Refurbishment / Furnishing Service	D3	By Quotation
Empty property Management	D4	£125 per month plus £300 Float
Key Cutting Administration Charge		£24
Safety Check Inspections: Gas	E6	££ By Quotation
Electric (Valid for 5 years)	E7	££ By Quotation
Furniture	E8	££ By Quotation
Smoke Alarm & CO Alarm / Heater Loan	E10, E11	By Quotation
Supervision of Work	E12	By Quotation
Notice of possession (section 21 / section 8)	E13	£90 per notice (included free for managed properties)



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Administration of EPC	E14	£ By Quotation
Tenancy Deposit Protection Scheme	E15	£45
Withdrawal from offer	G1	One month of advertised Rent with minimum of £600
Proceeding with client introduced out of contract introduced through us within 12 month period		One month of advertised Rent with minimum of £600
Court / Bailiff attendance	E16, E17	£540
Negotiations of deductions from deposit (for Not Fully managed service)		£360 (for Not Fully managed service)
Administration fee for Non resident Landlord Tax Retention and completion of documentation for HMRC		£75 per quarter
Annual income & expenditure submission to HMRC		£96
Credit Card Utilisation Fee		3% of the transaction value
Cash utilisation Fee		1% of the transaction value

Please Note: Fee's are subject to change with/without prior notice

**If you have any questions regarding our fees, please ask a member of staff**

