

Securro Homes Limited T/A Orchid Homes

FEES AND CHARGES SHEET

Clause numbers are shown for ease of reference only – please refer to the clause for full explanation of the service.

All fees are shown inclusive of VAT @ 20% (figures excluding VAT are quoted in brackets)

SERVICE	FEE
LET ONLY SERVICE	90%inc VAT (75%+VAT) of the first month's rent subject to minimum of £540.00 inc VAT (£450.00+VAT)
RENT COLLECTION SERVICE	90%inc VAT (75%+VAT) of first month's rent – minimum £474.00 inc VAT (£395.00+VAT) Plus 9.6 % inc VAT (8%+VAT) of gross monthly rent payable throughout tenancy
FULLY MANAGED SERVICE Standard Letting & Tenancy Management Service	90%inc VAT (75%+VAT) of first month's rent – minimum £540.00 inc VAT (£450.00+VAT) plus 12%inc VAT (10%+VAT) of gross monthly rent payable throughout tenancy
HMO MANAGEMENT	90%inc VAT (75%+VAT) of first month's rent – minimum £420.00 inc VAT (£350.00+VAT) Plus 14.4 % inc VAT (12%+VAT) of gross monthly rent payable throughout tenancy
Innovate – Legal Protection	Is payable monthly at £9.60 Inc Vat (£8 +Vat)
Inspire Pro – Rent Guarantee/Legal Protection	Is payable monthly at £30.00 Inc Vat (£25.00 +Vat)
Infinity – Rent on time and legal protections	Is payable monthly at £36.00 Inc Vat (£30.00 +Vat)
Renewal of Tenancy Fees	Applicable fees continue to be payable for any renewed period
Cancellation of Management Admin Fee	One and half month's rent plus VAT
Renewal of Tenancy Fees	Applicable fees continue to be payable for any renewed period
Buy to Let Advisory Service	£300 inc VAT (£250.00+VAT)
Refurbishment/Furnishing Service	By quotation
Empty Property Management	£100.00inc VAT (£100.00+VAT) per calendar month plus £300.00 float
In House Tenancy Agreement	Included for all levels of service
Own Tenancy Agreement	£114.00inc VAT (£95.00+VAT)
Statutory Periodic Tenancy	£25.20 Inc Vat (£21.00+VAT)
Memorandum of Renewal Agreement	£126.00inc VAT (£105.00+VAT)
Photographic Inventory	£174.00inc VAT (£145.00+VAT)
Check Out Inspection	£126.00inc VAT (£105.00+VAT)
Court Attendance	£252.00 Inc VAT (£210.00 +VAT)
Bailiff Attendance	£150.00 Inc VAT (£125.00+VAT)
Property Visits for Managed Properties	£99.00inc VAT (£82.5+VAT)
Property Visits Non-Managed Properties	£150.00inc VAT (£125.00+VAT)
Safety Checks Inspections Separate	By Invoice from Contractor
Combined Safety Inspections – Gas/Elec	By Invoice from Contractor
Smoke Alarm/Carbon Monoxide Detector	By Invoice from Contractor
Works Supervision – Own Contractor	12%inc VAT (10%+VAT) of works costs
Serving Notices	£150.00inc VAT (£125.00+VAT) per notice (applicable only to A&B services)
Energy Performance Certificate	£90.00 inc VAT (£75+VAT)
Deposit Registration Administration	£36.00 inc VAT (£30.00+VAT) per annum
Key Cutting	£20.40 inc VAT (£17.00+VAT) per key
Landlord Withdrawal from Offer	Expenses to a max of £450.00inc VAT (£375.00+VAT)dependent on case