

## LANDLORD FEES

### Letting Only Service

8% + VAT (9.6% incl. VAT) of the annual rent

### Letting & Rent Collection

10% + VAT (12% incl. VAT) charged on a monthly basis

### Fully Management

12.5% + VAT (15% incl. VAT) charged on a monthly basis

### Additional Charges

- Tenancy agreement, deposit registration and check in £150 incl. VAT (£125 plus VAT).
- Inventory & Record of Condition – Price on application depending upon property size. Subject to a minimum fee of £120 incl. VAT (£100 plus VAT)

### Optional Chargeable Services

- Arranging Gas Safety Record, Electrical Safety checks or EPC prior to commencement of the tenancy or when requested throughout the tenancy: £30 incl. VAT per item (£25 plus VAT) *[No charge for Fully Managed lets]* plus the contractor charge.
- Arranging installation of battery smoke alarms/and or carbon monoxide alarms prior to commencement of the tenancy £30 incl. VAT (£25 plus VAT), plus the contractor charge.
- Overseeing major works/refurbishments. For arranging all works costing in excess of £1,200 incl. VAT (£1,000 plus VAT): 8.4% inclusive of VAT (7% plus VAT) of the total invoice.
- Serving of Section 21 Notices: £72 incl. VAT (£60 plus VAT).
- Additional property visits: Minimum fee of £60 incl. VAT (£50 plus VAT).
- Check-out at end of tenancy & prepare report: *[No charge for Fully Managed lets]*.
  - One bed: £108 incl. VAT (£90 plus VAT)
  - Two bed: £138 incl. VAT (£115 plus VAT)
  - Three bed: £180 incl. VAT (£150 plus VAT)
  - Four bed and over/additional reception rooms: POA
- Negotiating deposit allocation/assisting with preparation of deposit Dispute paperwork: £300 incl. VAT (£250 plus VAT). *[No charge for Fully Managed lets]*.
- Landlord withdrawal from let after commencement of referencing, but prior to commencement of tenancy: £360 incl. VAT (£300 plus VAT).
- Quarterly accounting to HMRC for Non Resident Landlords £120 (£100 plus vat) per quarter
- Tenancy Renewal including annual inspection: *[No charge for Fully Managed lets]*.
  - for properties let at up to £1,000 p.c.m: £240 incl. VAT (£200.00 plus VAT)
  - for properties let at £1,000 p.c.m. and up to £1,500 p.c.m: £300 incl. VAT (£250.00 plus VAT)
  - for properties let at £1,500 p.c.m. and up to £2,000 p.c.m: £330 incl. VAT (£275.00 plus VAT)
  - for properties let at £2,000 p.c.m. and over: £360 incl. VAT (£300.00 plus VAT).
- Rent & Legal Protection Cover.... POA

*\*N.B. All above fees are chargeable to VAT at the prevailing rate and, as quoted above, are at 20% as at May 2019.*