

## LANDLORD FEES SCHEDULE (All prices are inclusive of VAT)

LEVELS OF SERVICE OFFERED	
Let Only (payable in advance)	One month's rent
Rent Collection	12% inc VAT
Fully Managed	15% inc VAT

Landlord Fee's List	Cost inc. VAT
<p>Initial Set-up Fee (All services)</p> <p>Includes professional photography, floor plans, virtual tours, advertising on Rightmove, Zoopla &amp; On The Market, accompanied viewings, referencing (Single Applicant), right to rent checks and tenancy agreements.</p>	£420.00
<p>Ongoing Set-up Fee (All services)</p> <p>Advertising on Rightmove, Zoopla &amp; On The Market, accompanied viewings, references, right to rent checks and tenancy agreements.</p>	£300.00
Additional Referencing (Per applicant)	£42
EPC	£125.00
Legionella Risk Assessment	£125.00
Gas Safety Certificate and/or Service	From £90.00
Electrical Installation Condition Repot (EICR)	From £222.00
PAT Testing	From £80.00
Installing Smoke & Carbon Monoxide Alarms (Per alarm)	From £45.00

Additional Property Visits ( <b>Let Only &amp; Rent Collection</b> )	£72.00
Tenancy Renewal Fee (per renewal)	£120.00
Tenancy Deposit Registration ( <b>Let Only &amp; Rent Collection</b> )	£36.00
End of Tenancy Deposit Review ( <b>Let Only &amp; Rent Collection</b> )	£72
Right to Rent Follow up check ( <b>Let Only &amp; Rent Collection</b> )	£36.00
Withdrawal fees	£350.00
Tenancy Dispute and Negotiations Fee	From £42 - £150.00
Fees For the Service of Legal Notices (Section 8, 21 and 13) <b>(Let Only &amp; Rent Collection)</b>	£96.00
Court Attendance Fees (per hour)	£60.00
Vacant Property Visits ( <b>Let Only &amp; Rent Collection</b> )	£90.00
Key Cutting Admin Fee (Plus the cost of the keys)	£30
Compliance fee per tenancy per month	£4.80
Arrangement fee for refurbishment works, pre and post tenancy (gross amount invoiced by the contractor)	12%
Sale of property to tenants introduced by us	1.8%
Interest on unpaid commission (Above the Bank of England base rate from due date until paid)	3%

Cleaning Prices*					
Property Type	Studio/One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
(Prices From)	£175	£185	£195	£210	£235

Inventory Prices*					
Property Type	Studio/One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
Inventory	£90	£114	£132	£180	£204
Check-In	£66	£78	£96	£108	£132
Inventory Update	£90	£102	£102	£114	£120
Check-Out	£114	£120	£138	£156	£174

\*Prices From (Furnished prices available on request)

Rent & Legal Protection			
Rental Amount	Up to £2500PCM	£2500 to £5000PCM	£5000 to £10,000PCM
Yearly	£385	£450	£585