

LANDLORD FEES & CHARGES

Services:

Letting Service, Sole Agency:	9.6% (8% plus VAT)
Letting Service, Multi Agency:	12% (10% plus VAT)
Rent Collection:	1.8% (1.5% plus VAT)
Management Fee:	6% (5% plus VAT)
Renewals, Year One:	8.4% (7% plus VAT)
Year Two:	7.2% (6% plus VAT)
Year Three:	6% (5% plus VAT)
Subsequent:	4.8% (4% plus VAT)

Additional Fees:

Full Reference required for Rent Guarantee	£120 inc VAT per applicant
Basic Credit Check	£60 inc VAT per applicant
Deposit Registration Fee:	£60 inc VAT
Energy Performance Certificate (EPC) including floor Plan:	£95 inc VAT
Landlord Gas Safety Record (LGSR):	£90 inc VAT
If a boiler service is required at the same time of LGSR, an additional fee of:	£48 inc VAT
Preparation of Tenancy Agreement:	£120 inc VAT
Drafting of Supplementary Clauses for Tenancy Agreement:	£36 inc VAT
Preparation and Serving of Section 21 Possession Notices:	£60 inc VAT
Preparation of a Deed of Surrender:	£60 inc VAT
Preparation of Memorandum of Renewal (MOA):	£90 inc VAT
Preparation of Renewal of Tenancy Agreement:	£120 inc VAT
Hand Delivery of Notice to Evict:	£60 inc VAT
Preparation of claim/defence/county court attendance:	12% inc VAT of claim amount awarded
Preparation of Deposit Dispute (TDS)	£120 inc VAT per hour
Non-registered overseas Landlords (HMRC)	£60 inc VAT
Additional property visits as requested by Landlord (Caretaker Service):	£36 inc VAT per visit
Accompanying landlord Contractor to property:	£36 inc VAT
Additional Inspections of Property:	£60 inc VAT per visit
Attending Evictions to meet Bailiff/Lock Smith:	£120 inc VAT
Works Order Instruction to Contractors	12% inc VAT of total invoice
Providing a reference for another agent/reference company:	£24 inc VAT
Key cutting service: (key is a separate cost)	£18 inc VAT per key
Same day bank transfer (UK Accounts):	£24 inc VAT
Same day bank transfer (Overseas):	£36 inc VAT
Copy of monthly statement (Per Statement):	£12 inc VAT
Annual Statement	£36 inc VAT

Inventory and Personal Check-in & Check-out Schedule of Condition Fee:

<u>Unfurnished</u>	<u>Furnished</u>
1 bed £300 (£250 plus VAT)	£336 (£280 plus VAT)
2 bed £348 (£290 plus VAT)	£396 (£330 plus VAT)
3 bed £420 (£350 plus VAT)	£468 (£390 plus VAT)
4 bed £504 (£420 plus VAT)	£552 (£460 plus VAT)
5 bed £624 (£520 plus VAT)	£672 (£560 plus VAT)

Rent Guarantee & Legal Fee Cover:

Up to £1300 per calendar month	£240.00 inc. VAT
£1301 - £1700 per calendar month	£276.00 inc. VAT
£1701 - £2100 per calendar month	£312.00 inc. VAT
Ordering of Items on behalf of the landlord 12% inc VAT of total cost	
Sale of Property (based on sales price)	1.2% inc VAT



Client money protection



Independent redress provided by TPO

