

Statement of Fees

In compliance with the Consumer Rights Act 2015, the fees of Living in London Limited (Unit E & F, Cadmus Court, Seafarer way, London, SE16 7DW, and Unit One, The Booking Hall, Canada Water Tube Station, SE16 2XU) are as follows:

Tenant Fees

All fees are inclusive of VAT

- Holding Fee: 2x the weekly rent offered, so if the offer is £300.00 per week the Holding Fee is £600.00
- Administration (including the Tenancy Agreement) and Referencing: £160.00 per person
- Guarantor reference fee (where required): £60.00 per guarantor
- Late Payment of Rent: £30.00 for bounced cheque & £10.00 per day over
- Tenant Replacement: £160.00 per person for the referencing, admin and Tenancy Agreement fee for the incoming tenant + £250.00 'breakage' fee for the outgoing tenant

Landlord Fees

All fees are inclusive of VAT

- Standard Monthly Commission – Fully Managed: 18%
- Standard Monthly Commission – Rent Collection: 15.6%
- Standard Tenant Find Charges – Let Only: 12%
- Renewal Fee for all Tenant Agreements: £118.80
- Duplicate LL Statements: £3.00 each (minimum £30.00)
- To use LL supplied tenancy agreement: £120.00
-Further £120.00 if material amendments required
- Major management works supervision fee: 24%
- Additional premises visits: £120 (1 annual visit included in Management Fee)
- Serve Section 21 Notice: £120.00
- Caretaking visits to Managed properties during voids: £120.00
- Waiting time at non-managed premises (i.e. meeting contractors): £60.00 per hour
- Dealing with Tax requirements of non-approved, non-resident landlords: £300.00 per quarter
- Deposit dispute negotiation for non-managed premises: £96.00 per hour
- Administration Charge if an accepted letting offer is later rejected: Dependant on the amount of work done and time passed since the offer was initially accepted
- Gas Safety Check: £120.00
- Energy Performance Certificate: £120.00
- Deposit Registration Fee: £180.00 (unless on a Fully Managed Service in which case this may be waived depending on the fees agreed)

3rd Party Charges

All fees inclusive of VAT

- Check-In & Inventory: £120.00 - £180.00 depending on size of the property, number of bedrooms and bathrooms and if the property is furnished or unfurnished, sometimes the fee will exceed this but will be indicated before commencement

Client Money Protection

- Living In London is a member of a Client Money Protection Scheme, namely Client Money Protect (Membership Number: CMP004552)

Property Ombudsman

- Living in London is a member of The Property Ombudsman Redress Scheme





Client Money Protect

Client Money Protection for Landlords and Tenants

This is to certify that

LIVING IN LONDON

is a member of Client Money Protect

Membership No: CMP004552

Date of Issue: 10/04/2019

Expiry Date: 09/04/2020

A handwritten signature in black ink that reads 'Tim Frome'.

Tim Frome
Client Money Protect

