

# Under the provisions of the 'Consumer Rights Act 2015'

The Agent must display the inclusive of VAT charges figures

## Kings Lettings Client [LANDLORD] Charges (assuming VAT @ 20%)

<b>(A) Letting and Renewal Service</b>		<b>7.2% Inc VAT</b>
E.g.; a property <i>let</i> for twelve months, at £1000 per cal month, Kings' charge, at 7.2%, would be £864 inc VAT.		
<b>(B) Letting, Renewal &amp; Rental Accounting</b>		<b>9.6% Inc VAT</b>
E.g.; if Kings received £1000 per calendar month rental, Kings' monthly charge would be £96 inc VAT.		
<b>(C) Letting, Renewal, Rental Accounting &amp; Tenancy Management</b>		<b>12% Inc VAT</b>
E.g.; if Kings manages the tenancy, at £1000 per cal month rental, Kings' monthly charge would be £120 inc VAT.		
<b>(D) "Premier" Full Tenancy Management</b>		<b>16.2% Inc VAT</b>
E.g.; if Kings manages the tenancy, at £1000 per cal month rental, Kings' monthly charge would be £162 inc VAT.		
<b>Tenancy 'Set-up' charge [ASTs]</b>		£240 + VAT (total £288)
<b>Tenancy 'Set-up' charge [Lodging, Company and Non-AST]</b>		£150 + VAT (total £180)
<b>Inventory</b> ['Compilation' and 'Check-in' charge]	Room/Studio/1 Bed	Unfurnished – £140 + VAT (total £168) Furnished – £155 + VAT (total £186)
	2 Bedrooms	Unfurnished – £185 + VAT (total £222) Furnished – £200 + VAT (total £240)
	3 Bedrooms	Unfurnished – £215 + VAT (total £258) Furnished – £225 + VAT (total £270)
	4 Bedrooms	Unfurnished – £305 + VAT (total £366) Furnished – £326 + VAT (total £391.20)
	5 Bedrooms	Unfurnished – £356 + VAT (total £427.20) Furnished – £390 + VAT (total £468)
	6 Bedrooms	Unfurnished – £420 + VAT (total £504) Furnished – £452 + VAT (total £542.40)
<b>Inventory</b> ['Check-out' charge]		£ @ sub-contractors' costs
<b>Deposit Registration/Administration</b>		£45 inc VAT [£18 incl. on renewal]
<b>Tenancy Agreement</b>		£75 + VAT (total £90)
<b>Pet-clause addition</b> [rental uplifted by the equivalent of 15% of monthly rental (with a min £100 and a max £250) – e.g. if the rent is £1,000 pcm, the addition would be £150 extra rent. Kings' charge 25% of that £150 – i.e. £37.50 pcm + VAT (total £45 pcm)]		
<b>Renewal Documents</b>		£95 inc VAT
<b>Change of Sharer</b>		£120 + VAT (total £144)
<b>Section 13 Notice</b>		£30 + VAT (total £36)
<b>Ad hoc letters to Tenants</b> (Letting/Renewal Service only)		£25 + VAT (total £30) per item
<b>EPC</b>		£85 + VAT (total £102)
<b>EICR</b>	Studios/Flats/1 Bedroom Houses	£165 + VAT (total £198)
	2/3 Bedroom Houses	£175 + VAT (total £210)
	4 + Bedroom Houses	£195 + VAT (total £234)

<b>Floor Plan</b>	£55 + VAT (total £66)
<b>Combined EPC &amp; Floor Plan</b>	£110 + VAT (total £132)
<b>Applicant Rejection</b>	£50 + VAT (total £60)
<b>Tax Service</b>	£144 + VAT (total £172.80) per Annum
<b>Accounting direct (unusual) to HMRC</b>	£50 + VAT (total £60) per Quarter
<b>TDS Dispute</b>	£200 + VAT (total £240)
<b>TDS Dispute Documentation Preparation</b>	£100 + VAT (total £120)
<b>Property Visits:</b>	
Biannual Visits, under Service levels (C) and (D)	£ Free of Charge
Additional Visits, under (C) and (D) Service levels	£20 + VAT (total £24) per visit
Ad hoc Visits, under (A) and (B) Service levels	£40 + VAT (total £48) per visit
Between tenancy (optional) Visits (all Service levels)	£50 + VAT (total £60) per month
<b>Property Maintenance Admin Fee:</b>	
(Tenancy Management) For any bill of £350, or over: E.g.; an administered bill of £350, incurs a Kings' charge of £35 + VAT (total £42)	10% [max £150] + VAT of invoice
(Letting/Rental Accounting) For any bill value: E.g.; an administered bill of £10, incurs the [min] Kings' charge of £25 + VAT (total £30)	15% [min £25] + VAT of invoice
<b>Alarm Deactivation Visit:</b>	
During Office Hours	£20 + VAT (total £24)
Outside of Office Hours	£40 + VAT (total £48)
<b>Legal Works (Notices/etc)</b>	£40 + VAT (total £48)
<b>Insurance Policy</b> <i>[new policies; Kings cannot recommend, but if the Landlord requests, e.g. 'Rent Protection', Kings can oversee the set-up]</i>	
['renewal' <u>payment only</u> ] Admin Charge	£75 + VAT (total £90)
	£25 + VAT (total £30)
<b>Post-Tenancy Financial Accounting ['bill paying']</b>	£30 + VAT (total £36) per month
<b>Mediation Service</b>	£150 + VAT (total £180)
<b>Court Attendance:</b>	
Travelling Time	£25 + VAT (total £30) per hour
Preparation/Attendance	£75 + VAT (total £90) per hour
<b>Buy-To-Let (Search and hand-hold)</b>	0.5% + VAT of purchase price
E.g.; at a purchase price of £350,000 Kings' charge would be £1,750 + VAT (total £2,100)	
<b>Photocopies:</b>	
Single Sheet	£1 + VAT (total £1.20) per sheet
Rental Statements (set of 12)	£10 + VAT (total £12)
Rental Statements (partial set)	£7.50 + VAT (total £9)
Tenancy Agreement	£15 + VAT (total £18)
<b>Amendment/Cancellation of Service</b>	£ Subject to contractual conditions
<b>Tenancy-start aborted by Client Landlord</b>	£[max]750 + VAT (total £[max]900)
<b>Debt Collection Agent</b>	£50 + VAT (total £60)
<b>Property Sale [property currently/previously let via Kings]</b>	1% + VAT of sale price
E.g.; at a sale price of £350,000 Kings' charge would be £3,500 + VAT (total £4,200)	

## KINGS LETTINGS