

Landlord Fees and Charges

Minimum letting fee of £900.00 (including VAT)

Let Only Service (due upfront for the term of the tenancy)	10% + VAT (12% inc)
Renewal fee (due upfront for the term of the tenancy)	7.5% + VAT (9% inc)
Short term Let Only Service (less than 6 months let)	18% + VAT (21.6% inc)
Rent Demand Service (monthly fee)	+ 2.5% + VAT (3% inc)
Full Management Service (monthly fee to include Rent Demand)	+ 6% + VAT (7.2% inc)

All above fees are detailed as a % of the total rent due for the tenancy. Lettings fees are to be paid in advance for the full term of the initial tenancy, due at the commencement of the tenancy, rent demand or full management fees are taken monthly from the rent.

Optional charges

All prices Include VAT

<input type="checkbox"/> Set Up Fee	£200.00
<input type="checkbox"/> Deposit Registration	£60.00
<input type="checkbox"/> Land Registry Check For Proof of Ownership	£6.00
<input type="checkbox"/> Energy Performance Certificate	£90.00
<input type="checkbox"/> Gas Safety Certificate (plus £11.50 per additional appliance)	£84.00
<input type="checkbox"/> Legionella Risk Assessment	£156.00
<input type="checkbox"/> Key Cutting (plus the cost of the keys)	£18.00
<input type="checkbox"/> Electrical Certificate	Price on application
<input type="checkbox"/> Professional Cleaning	Price on application
<input type="checkbox"/> Inventory Make, Check In & Check Out (each report)	£104.40 - £360.00

(Additional charge of £15.00 will occur per additional room in the property)

Possible charges

All prices Include VAT

Addendum to Tenancy Agreement/Deed of Surrender	£60.00
Additional Property Inspections	£60.00
Court Attendance (per hour)	£60.00
A member of staff waiting at properties (per hour)	£60.00
Section 21 Notice	£90.00
Overseas Landlord's Tax Submission (Quarterly charge)	£60.00
Insurance Claims (Management Service Only)	£150.00
Deposit Disputes Paperwork Preparation (Non Managed properties)	£120.00
Additional Rental Account Statements	£12.00
Annual Rental Statement	£42.00
Appliance/Heating Manuals	£42.00
Property Management Arrangement Fee	12%
	<i>(% charged on top of the total expenditure of work arranged over £250)</i>
Referral fee from contractors	10%
Rental Protection Warranty Policy	£196.00-£246.00