

# Landlords' Guide to Services and Charges

We are committed to being honest and upfront about our charges and fees. The table below details our services when letting your property through us, for complete transparency we have included and excluded VAT.

Yoodle operates a Client Money Protection Scheme and we follow a strict code of conduct and professionalism with ARLA (Association of Residential Letting Agents). We are proud to work in conjunction with TPO (The Property Ombudsman).

Description of Fee	Net (exclusive VAT)	Gross (inclusive VAT)
<b>Full Management</b> (refer to your terms of business for a full breakdown)	12.5% of monthly rent	15% of monthly rent
<b>Rent Management</b> (refer to your terms of business for a full breakdown)	10% of monthly rent	12% of monthly rent
<b>Tenant Introduction</b> (refer to your terms of business for a full breakdown)	8% of monthly rent (initial term)	9.6% of monthly rent
<b>Administration Fee</b> (processing the tenancy application)	£250.00 per tenancy	£300.00 per tenancy
<b>Tenancy Deposit Protection Scheme</b> (executed under required guidelines)	£50.00 per annum	£60.00 per annum
<b>EPC</b> (Energy Performance Certificate)	£85.00	£102.00
<b>EICR</b> (Electrical Installation Condition Report)	POA	POA
<b>GSC</b> (Gas Safety Certificate)	£100.00	£120.00
<b>Legionella Report</b> (risk assessment under HSE guidelines)	£100.00	£120.00
<b>Inventory &amp; Check In</b> (schedule on condition of your property)	Please refer to Terms of Business	Please refer to Terms of Business
<b>Tenancy Agreement Extension</b> (renewal of tenancy if agreement supplied by us)	£100.00	£120.00
<b>Notice of Possession</b> (drafting of Section 21, Section 8 & Execution)	£75.00	£90.00
<b>Court Attendance</b> (for any assistance with court hearings)	£75.00 per hour	£90.00 per hour
<b>Checkout Report</b> (schedule of report when the tenant vacates)	£150.00	£180.00
<b>Deposit Dispute and Dispersal</b> (including Arbitration if required)	£125.00	£150.00
<b>HMRC Quarterly &amp; Annual Return</b> (Non-Resident Landlord)	£120.00	£144.00
<b>Supervision of Unoccupied Property</b> (management of vacant property)	£85.00 per visit	£102.00 per visit
<b>Additional Property Visits</b>	£50.00 per visit	£60.00 per visit
<b>Key Cutting</b>	Invoice + £20.00	Invoice + £24.00
<b>Rent and Legal Protection</b> £0 - £- £5,000.00 rent PCM	1.67% of Monthly Rent	2.0% of Monthly Rent