

C James & Co Estate Agents Landlord and tenant fees

All fees are shown with VAT included at 20%

Landlord Management and Letting fees:

Administration	£300.00 inc VAT (per year)
Deposit protection	£60.00 inc VAT (per year)
(Of the gross rent payable throughout the initial term)	
Fully Managed	15.6% inc VAT (13% + VAT)
Rent Collection	12% inc VAT (10% + VAT)
Let Only	8.4% inc VAT (7% + VAT)
Renewal fees	6% inc VAT (5% + VAT) (per year)
Energy Performance Certificate (EPC)	£99.00 inc VAT
Gas Safety Certificate	£118.00 inc VAT
Professional Photography	£210.00 inc VAT
SPEC Photography / Floorplan / Virtual tour	£POA

Tenant fees:

Replacing a key or security device	£50.00 inc VAT plus full cost of the locksmiths invoice.
Late rent	3% above the Bank of England base rate (Applicable to rent arrears from the due date to the date paid after a period of 14 days in arrears)
Variation of contract (Tenant's request)	£50.00 inc VAT
Change of sharer (Tenant's request)	£50.00 inc VAT
Early termination	Please see contract and breakdown below-

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as the rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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