

Landlord Fee Schedule

Letting Service Options	Let Only	Rent Collect	Managed
Standard Fees (Shown as a Percentage of Monthly Rent Collected For the Term of the Contract)	9.6% inc VAT (min charge £600)	10.8% inc VAT	12% inc VAT
Landlords admin fee: Referencing and full credit searches, Right to rent checks, provision and preparation of tenancy agreement, collection of moving in monies, notify utility companies. Register deposit with DPS (Rent collect and Managed only)	£300 inc VAT	£300 inc VAT	£300 inc VAT
Marketing			
Rental Appraisal and guidance on compliance with statutory provisions and letting consents	Included	Included	Included
Preparation of the property details including floor plans and quality photos, advertising and promoting the property through a variety of medium.	Included	Included	Included
Accompanied Viewings	Included	Included	Included
Pre-Tenancy			
Take up References and Credit Checks	Included	Included	Included
Collect Rent in Advance and Tenancy Deposit	Included	Included	Included
Inventory (includes check in and smoke and carbon monoxide test)	From £140 inc VAT	From £140 inc VAT	From £140 inc VAT
Schedule of Condition/ Check in (with existing inventory only)	£71.90	£71.90	£71.90
Complete Agents Tenancy Agreement	Included	Included	Included
Send Standing Order information for Ongoing Rent Payments	Included	Included	Included
Notify Utility Providers	Included	Included	Included
Register the Deposit with the Deposit Protection Service (DPS)	N/A	Included	Included
Transfer the Deposit to Landlords DPS Account	£36.00 inc VAT	N/A	N/A
Prepare and Supply Move in Statement	Included	Included	Included
On Going Tenancy			
Receive Rent and Remit to Landlord by BACS	N/A	Included	Included
Itemise Monthly Statements by Post/Email	N/A	Included	Included
Interim Property Inspections and Written Report	£38.90 inc VAT	£38.90 inc VAT	Included
Rent Arrears Management	N/A	Included	Included
Tenancy Renewals/Rent Review/Supplemental Agreements/Completion	£120 inc VAT plus 50% of original fee	£90 inc VAT	£90 inc VAT
Maintenance			
Instruct/Obtain Quotes per Contractor	£30 inc VAT	£30 inc VAT	Included
Annual Gas Safety Certificate	£85.00	£85.00	£85.00
Electrical Appliance (PAT) Test	Cost	Cost	Cost
Electrical Safety Inspection	Cost	Cost	Cost
End of Tenancy			
Section 21 Delivered by Hand and Completed Statutory Declaration	£36 inc VAT	£36 inc VAT	Included
Negotiate Deposit Release	N/A	Included	Included
Preparation of Documents in the Case of Deposit Dispute Claim	N/A	£144.00	Included
Preparation of Documents for your Solicitors/Court Attendance	N/A	£288.00	Included
Other Charges			
Rental Guarantee (Protection and legal costs)	4% inc VAT of monthly rent	4% inc VAT of monthly rent	4% inc VAT of monthly rent
Manage Insurance Claims (<i>Not Processing Claim</i>)	11% inc VAT of Claim Value	11% inc VAT of Claim Value	11% inc VAT of Claim Value
Manage Major Works	12% inc VAT	12% inc VAT	8%inc VAT
Purchasing Items	£30 inc VAT	£30 inc VAT	Cost
Legionella Risk Assessment	£30 inc VAT	£30 inc VAT	Cost
Energy Performance Certificate	£85	£85	£85
Vacant Property Visits (<i>per Visit and Subject to Written Agreement</i>)	£38.90 inc VAT	£38.90 inc VAT	£38.90 inc VAT
Sale of Property where instructed (<i>Based on Sale Agreed Price</i>)	1.2% inc VAT	1.2% inc VAT	1.1% inc VAT
Abortive Let (when a landlord withdraws from an agreed and proceed with let)	£320.00 inc VAT	£320 inc VAT	£320 inc VAT