

# Landlords Fees (VAT included)

	Let Only	Rent Collection	Fully Managed
Set up fee	60% of the first months' rent minimum of £499.00	35% of the first months' rent minimum of £390.00	35% of the first months' rent minimum of £390.00
Monthly Fee	N/A	7.2%	12%
Re-let Fee	60% of the first months' rent minimum of £499.00	35% of the first months' rent minimum of £390.00	35% of the first months' rent minimum of £390.00

EPC's	£55	£55	£55
Legionella Assessment	£66	£66	£66
Gas Safety Certificate	£60	£60	£60
PAT Testing/ EICR	1 –4 appliances £42	£42	£42
	5 -10 appliances £60	£60	£60
	Mains Electrical Test (EICR)*: Up to £204	Up to £204	Up to £204
Deposit Protection (TDS)	£90 or £0 if DPS**	£90 or £0 if DPS**	£75 or £0 if DPS**
TDS Cert Amendment	£30	£30	£30
& Disputes (TDS)	£240.00 Preparation of Dispute Documentation	£240.00 Dispute Preparation	INCLUDED
Court Attendance	N/A	N/A	£240 Preparation of Documentation £60 per person/ hour attendance
Inventory	* £57 -£172	* £57 -£172	*£57 -£172
Check-in	*£47 - £142	*£47 - £142	INCLUDED
Check-out	*£47 - £142	*£47 - £142	INCLUDED
Service of Notices	£150	£150	INCLUDED
Extensions & Renewals	£120 £180 with rent increase	£90	INCLUDED

\*(dependant on property size) \*\*DPS – LANDLORD

<b>Change of Tenant</b>	<b>£350 includes 1 reference check</b>	<b>£350 includes 1 reference check</b>	<b>£192 includes 1 Reference check</b>
<b>Tenant reference</b>	<b>£36 per tenant/ guarantor</b>	<b>£36 per tenant/ guarantor</b>	<b>£36 per tenant/ guarantor</b>
<b>Property Inspections</b>	<b>£60</b>	<b>£60</b>	<b>2 annual Inspections INCLUDED. £60 Per Additional</b>

#### Additional Fees

There are additional fees that may be payable as outlined in our service agreement such as; key cutting £36 including VAT, additional visits to the property (non-inspection) £30, consultancy £60 including VAT, and Annual Landlord Statement (end of tax year): £30.00 (£25 + VAT).

**FOR A FULL COPY OF OUR SERVICE AGREEMENT PLEASE CONTACT US ON 0117 9466588.**



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