



www.warwickbaker.co.uk

SCHEDULE OF CHARGES

Tenant Find: 3 Weeks rent (or minimum £600* Incl. VAT) for each letting whereby the tenant is introduced by Warwick Baker. Charges are payable on Commencement of the tenancy and deducted from the first month's rent. This fee covers the list of items set out below under "tenancy set up fee"

Fully Managed: 14.4% incl. VAT management fee to be deducted from the rent when received) plus Tenancy set up fee (£482 Incl. VAT*) as outlined below.

Breakdown of tenancy set up fee:

- Tenancy Agreement £192 Incl. VAT.
- Professional Inventory £180 Incl. VAT.
- Registering deposit £62 Incl. VAT.
- Referencing £48 Incl. VAT*.
- Marketing on Rightmove, and other web portals.
- Advise all relevant utility providers of change to tenancy.

****Priced based on 2 applicants being referenced.***

Additional Fees: (All prices stated Include VAT)

- Non- Residential Landlord Certificate £85.
- EPC £150.
- EICR £225*.
- Gas Safety £98. (£148 with boiler service).
- PAT Testing of appliances £168
- Legionella risk assessment £125.
- Carbon Monoxide & Smoke alarm with installation per alarm £48.
- Cutting & checking an extra key £18.
- Tenancy renewal £114 (managed only)
- Tenancy renewal + Inspection. £195 (non-managed)
- Tenancy dispute (TDS) Preparation of documents fee £150.
- Court attendance Fee £350 per day.
- Change of Ownership due to sale of property £600.
- Cancelling an Agreed let before start date £482.
- Issue of Legal Notices (Section 8 or Section 21) £90.
- Interest on unpaid commission -Bank of England base rate +3%

****Price based on a 2 Bedroom flat/Bungalow.***

TENANT FEES SCHEDULE



www.warwickbaker.co.uk

ASSURED SHORTHOLD TENANCIES (ASTs)

Holding Deposit (per tenancy) — One week's rent which will be deducted from the first month's rent

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). If a Tenant calls Warwick Baker

Estate agents out or one of its contractors out of hours to attend for locking yourself out of the property and we have to attend with a spare key then an out of hours call out charge of £60 (inc.VAT)

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property (£482) as well as all 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.

Please ask a member of staff if you have any questions about our fees.



CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark

