



LANDLORD FEE SCHEDULE

(Please note all the fees below are *inclusive* of VAT)

LEVEL OF SERVICE OFFERED:

Tenant Find:	10% of the term up to a maximum of 12 months
Rent Collection:	12% of the monthly rental income
Fully Managed:	14.4% of the monthly rental income
Premium Fully Managed with Rent Guarantee and Legal Protection:	14.4% of the monthly rental incoming plus –
Rent Under £1500.00 pcm	£48.00 per month or £504.00 per annum
Rent Over £1500.00 pcm	£60.00 per month or £648.00 per annum

ADDITIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Tenancy Set Up Fee	£350.00
(up to two applicants, advise and agree market rent, marketing photos, advertise property, erect board, accompany viewings, negotiate tenancy offers, arrange tenant references, advise on Landlord obligations, current Regulations and compliance.)	
Additional applicant/guarantor	£72.00
Initial Tenancy Agreement	£200.00
Renewal Tenancy Agreement	£150.00
TDS Tenancy Deposit Service Fee	£78.00 per annum
TDS Claim Submission & Defence	£250.00
Inventory & Statement of Condition	from £170.00
Check Out	from £140.00
Check In	from £120.00
Legionella Risk Assessment	£250.00
Energy Performance Certificate	from £180.00
Electrical Safety Tests	from £250.00
Issuing Section 21 Notice Seeking Possession	from £200.00
Issuing Section 13 Notice Rent Increase	£150.00
Obtaining estimates & supervision of works	15% of cost of works over £2000
Hourly Rate for other works	£85.00 per hour
(duplication and testing of extra keys, in-between tenancies property management, extra property visits)	
Vacant Property Management	£164.00 per month
Minimum Fee (in case of early termination)	£950.00