



LANDLORD FEE SCHEDULE

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

LEVEL OF SERVICE OFFERED:

Tenant Find:	10% of 12 months rent
Rent Collection:	12% of the monthly rental income
Fully Managed:	14.4% of the monthly rental income
Premium Fully Managed	14.4% of the monthly rental income and includes Enhanced Rightmove Rent Guarantee and Legal Protection:

Rents between:	£701 - £2,000pcm - £60.00 per month
	£2,001 - £3,000pcm - £72.00 per month
	£3,001 - £5,000pcm - £84.00 per month

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

Tenancy Set Up Fee	£400.00
<small>(referencing up to two applicants, advise and agree market rent, marketing photos, advertise property, erect board, accompany viewings, negotiate tenancy offers, advise on Landlord obligations, current Regulations and AML compliance.)</small>	
Additional applicant/guarantor	£72.00
Initial APT Tenancy Agreement	£200.00
TDS Tenancy Deposit Service Fee	£78.00 per annum
TDS Deposit Dispute Claim Submission & Defence	from £250.00
First Tier Rent Tribunal Submission & Defence	from £250.00
Inventory & Statement of Condition	from £180.00
Check Out	from £160.00
Check In	from £130.00
Legionella Risk Assessment	from £150.00
Energy Performance Certificate	from £180.00
Electrical Safety Tests	from £280.00
Issuing Notice Seeking Possession	Please seek legal representation
Issuing Section 13 Notice Rent Increase	from £120.00
Project Management Fee – organising quotes & supervision of works -	
10% of cost of works between £1000 - £2000	15% of cost of works over £2000
Hourly Rate for other works	from £95.00
<small>(duplication and testing of extra keys, sales enquiries, extra property visits)</small>	
Monthly Vacant Property Management	from £164.00
Minimum Fee per Tenancy (in case of early termination)	£950.00