

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	£ - Dependant on contractor used/available	£ - Dependant on contractor used/available	£ - Dependant on contractor used/available
Gas Safety Certificate	£ - Dependant on contractor used/available	£ - Dependant on contractor used/available	£ - Dependant on contractor used/available
PAT Testing/ EICR	1 –10 appliances *Depends on contractor used/available 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	£36
& Disputes (TDS)	£240.00 Preparation of Dispute Documentation	£240.00 Dispute Preparation	INCLUDED
Court Attendance	N/A	N/A	£300 Preparation of Documentation £80 per person/ hour attendance
Inventory	* £57 -£172	* £57 -£172	*£57 -£172
Check-out	*£47 - £172	*£47 - £172	*£47 - £172

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

Service of Notices	£250	£250	£150
Section 13 Rent Review where the proposed increase is accepted by the Tenant(s)	£200	£200	£100
Section 13 Rent Review that is disputed by the Tenant(s) and goes to Tribunal	£400	£400	£250
Change of Tenant	£350 includes 1 reference check	£350 includes 1 reference check	£275 includes 1 Reference check
Tenant reference	£36 per tenant/ guarantor	£36 per tenant/ guarantor	£36 per tenant/ guarantor
Property Inspections	£60	£60	2 annual Inspections INCLUDED. £70 Per Additional

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) £40, consultancy £75 including VAT, and Annual Landlord Statement (end of tax year): £50.00

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



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