

LANDLORD COST SCHEDULE

FULLY MANAGED SERVICE – Fee deducted from rent each month		15% (18% inc VAT)
LET & RENT COLLECTION SERVICE - Fee deducted from rent each month		12.5% (15% inc VAT)
LET ONLY SERVICE	New tenancy – fee is payable in advance for the full term of the tenancy. <i>Please note the tenancy term is the length of the tenancy granted - one year/two years etc</i>	10% (12% inc VAT)
	Renewal tenancy – payable in advance for the full term of the renewal period	5% (6% inc VAT)
FEES PAYABLE ON ALL SERVICES		
Tenancy Agreement fee		£200 (£240 inc VAT)
Renewal Tenancy agreement fee		£150 (£180 inc VAT)
Tenant Referencing and Right to Rent checks - <i>Price based on per person</i>		From £60 (£72 inc VAT)
Inventory Clerk cost - Inventory and Schedule of Condition Report - <i>Price varies due to the differing size of properties</i>		Price range between £75-£200
Inventory Clerk cost - Inventory Check In and Check Out - <i>Price varies due to the differing size of properties</i>		Price range between £65-£195
Changes to Tenancy Agreement - <i>such as change of tenants</i>		£200 (£240 inc VAT)
Additional Clause to Tenancy Agreement		£50 (£60 inc VAT)
Withdrawal Administration fee before tenancy start date - <i>In the event that the agreement is cancelled by the Landlord, once marketing has begun and tenant referencing has commenced, a cancellation fee is payable.</i>		£200 (£240 inc VAT)
Tenancy Deposit Dispute Resolution - <i>Arranging submission of and responding to a tenancy deposit dispute with the TDS</i>		£200 (£240 inc VAT) per claim
ADDITIONAL SERVICES AND FEES		
Take over Management fee – <i>the take over and set up of an existing tenancy which was not set up by us</i>		£300 (£360 inc VAT)
Document Copy Fee: <i>reproducing landlord statements, tenancy agreements and other documents already supplied</i>		£50 (£60 incl VAT)
Protection of the Tenancy Deposit with The Dispute Service – <i>Per annum and payable on commencement of the tenancy. This is payable on Let Only and Rent Collection services.</i>		£50 (£60 inc VAT)
Tenancy Deposit Negotiation Fee - <i>If, at the end of a tenancy, you wish us to liaise with the tenant directly over the deposit negotiations. This is payable on Let Only and Rent Collection services.</i>		£300 (£360 inc VAT)
Court appearances		Price on application
<p>Preparing your Property for Letting. For a £25 (£30 inc VAT) arrangement fee, payable for each item, we can arrange any of the services below on your behalf. <i>Please note that this is in addition to the contractor's individual invoices.</i></p> <ul style="list-style-type: none"> • Arrange Gas Safe registered contractor to carry out a Gas Safety check and boiler service • Arrange Instruction to a Domestic Energy Assessor for an Energy Performance Certificate (EPC) • Arrange NICEIC Electrical installation and portable appliance checks • Arrange Inventory Clerk booking for the property • Arrange Professional clean of the property • Arrange Carbon monoxide detectors and Smoke alarms to be fitted • Arrange Key Cutting • Arrange Gardening 		
Service of Notices - <i>Should you wish to bring your tenancy to end, we can serve notice under Section 21 Form 6A or a Notice to Quit (NTQ).</i>		Price on request
Assisting with insurance claims - <i>ie: visiting the property, arranging contractors, liaising with the insurers etc.</i>		£50 (£60 inc VAT) per visit
Other services – <i>Arranging the sale of your property; residential lease extensions; residential valuations (e.g. investment, inheritance, capital gains, disputes); building insurance; rent reviews and an acquisition service.</i>		Price on request