



SCALE OF CHARGES

1) Let Only Service	50% of First Month's Rent or £300 (plus VAT) whichever is the greater
2) Full Management Service	10% (plus VAT) of the rent received, deducted by the Agent on a monthly basis
3) HMO Management	2% (plus VAT) of the rent received, deducted by the Agent on a monthly basis (In addition to the normal management fee)

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Additional Charges

Admin Set Up Fee (Managed Only) 50% of First Month's Rent (plus VAT)

This includes, all referencing, Inventory, Checkout Fee, all paperwork, right to rent etc, this does not include gas safety, EPC or any agreed works to the property.

Professional hourly rate	£120.00 - Charged by the Agent when required to carry out any additional services
Periodic Property Inspections	£18.00 (per visit)
Tenancy Renewal fee	£90.00
Major works fee	£POA

Minimum Fee

Where the Landlord cancels the Agent's instruction to provide a management service, during a fixed term, the Agent will charge, and the Landlord will pay, a fee based upon the remainder of the term at their normal management fee rate. If the tenancy is periodic (month-month) then 3 months management fee will apply. All fees are plus VAT at the prevailing rate.

VAT is payable at the prevailing rate on all our fees.

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Other Services

(All fees are per property and inclusive of VAT unless otherwise stated)

1. Service Of Section 21	£60
2. Services Of Section 8 Notice	£90
3. Court Proceedings Accelerated – <i>Professional Fee For Administration</i>	£180
4. Court Proceedings Rent Arrears* - <i>Professional Fee For Administration</i>	£240
5. Service Of Section 13	£60
6. Service Of Section 48 <i>Including Prescribed Information</i>	£90
7. HMO Application (New) – <i>Professional Fee For Administration</i>	£360
8. HMO Application (Renewal) – <i>Professional Fee For Administration</i>	£240
9. Annual HMRC Tax Statement <i>Per Statement</i>	£30
10. Overseas Landlord Tax Summary	£60
11. Deposit Disputes	£180
12. Professional Hourly Rate	£120
13. Rent Guarantee Insurance (<i>6 Months</i>)	From £134.40 (12 Month Policy Applies)
14. Inventory And Checkout Fees	Various - See Attached
15. Prescribed Information And Deposit Registration Fee	£60
16. Gas Safety Certificate	£75
17. Boiler Services	£55
18. Electrical Safety Certificates	From £190 <i>Property Dependant</i>
19. EPC	£65
20. Fire Door Inspections	£72

(* *These charges only apply to properties not covered by Rent Guarantee Insurance*)

The fees charged may change and we will endeavour to inform you of such a change at the earliest opportunity.

We may also receive commissions from Contractors, Insurance companies, Referencing companies, Utility providers and others.

These commissions will be included in the contractor invoice (including VAT)

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For Inventory/ Checkout

*(*Prices are per property & include VAT)*

	Unfurnished	Part Furnished	Furnished
	£	£	£
Studio	84	90	96
1 Bed	102	108	114
2 Bed	120	126	132
3 Bed	138	144	150
4 Bed	156	162	168
5 Bed	174	180	186
6 Bed	180	192	204
7 Bed	192	204	216
8 Bed	204	216	240