

## FEES CHARGED TO LANDLORDS (INCLUSIVE OF VAT)

**Letting only service** at 12% of the annual rent for the first year, thereafter 9.6% of the annual rent for the first renewal and 7.2% of the annual rent for all subsequent renewals in respect of a letting of the same property to the same tenant.

This service includes: finding the tenant, checking references, preparing the tenancy agreement, collecting the 6 weeks security deposit, registering the deposit, collecting the first month's rent, transferring the rent into your account and arranging for an inventory clerk.

**Fully managed service** at 18% of the annual rent for the first year and 15.6 % of the annual rent thereafter for all subsequent managed lettings of the same property to the same tenant.

This service includes: everything in the letting only service and in addition dealing on your behalf with all maintenance matters relating to the property without the need for you to deal directly with the tenant, contractors or managing agents.

### **Additional fees charged for all lettings:**

- Energy Performance Certificate - £70.00
- Gas safety certificate - £80
- Floor plan – the price will depend on the size of the property. We will inform you of the cost beforehand.
- A sale fee of 1.2% of the sale price if the tenant we find for you subsequently purchases your property.
- Inventory make and check in:

Property type & size	Price
Studio	170-180
1 bed – furnished	210-230
1 bed - unfurnished	200-210
2 bed - furnished	230-260
2 bed - unfurnished	220-240
3 bed - furnished	260-290
3 bed - unfurnished	240-270
4 bed - furnished	280-320
4 bed - unfurnished	270-300

- Check in/check out

Studio	110-130
1 bed – furnished	150-160
1 bed - unfurnished	140-150

2 bed - furnished	160-180
2 bed - unfurnished	150-160
3 bed - furnished	190-210
3 bed - unfurnished	180-200
4 bed - furnished	220-230
4 bed - unfurnished	200-220

**Other fees:**

- Once any offer on your property is accepted, we will take a holding deposit of one week's rent and withdraw the property from the market. The sum will be forfeited if the prospective tenant should fail to sign the tenancy agreement without good cause. In the case of such forfeiture we will deduct a fee of £180 and pay the balance to you.
- Any visit to your property solely to read meters will be charged at £90.
- If the keys are security keys which cannot be copied by a local locksmith then any visit to a specialist provider will be charged at £90.
- Deposit dilapidations disputes: In the event of a referral to arbitration or to the ICE fees are payable at the rate of £120 per hour.
- Notices under the Housing Act 1988 to terminate a tenancy, for each notice, £90.
- Instructing or preparing papers for solicitors and court attendances at the rate of £240 per hour.
- Waiting in your property for the delivery of appliances, the attendance of workmen or utility company personnel at a cost of £150 for up to 4 hours and thereafter at £30 per hour.