

FEES CHARGED TO LANDLORDS (INCLUSIVE OF VAT) AS OF FEBRUARY 2021

<u>Letting only service</u>	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 and the right to rent, preparing the tenancy agreement, collecting the security deposit, registering the deposit, collecting the first month's rent and transferring it into your account and arranging for an inventory clerk to carry out the check in and check out process.	
<u>Fully managed service</u>	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 and administrative matters relating to the property.	

Additional fees which are correct at the time of preparation of this list of charges but which are subject to review; we will always provide you with an up to date quote before you agree to any service

• Energy Performance Certificate - £70.00
• Gas Safety Certificate - £80
• Electrical Installation Condition Report – the price will depend on the size of the property. We will inform you of the cost beforehand.
• Floor plan – the price will depend on the size of the property. We will inform you of the cost beforehand.
• Inventory preparation and tenancy check in accordance with the table below

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

- Inventory check and tenancy check out in accordance with the table below

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:

<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • Notices under the Housing Act 1988 to terminate a tenancy, for each notice, £90.
<ul style="list-style-type: none"> • Instructing or preparing papers for solicitors and court attendances at the rate of £240 per hour.
<ul style="list-style-type: none"> • 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 £48 per hour.
<ul style="list-style-type: none"> • A sale fee if the tenant we find for you or any company in which he is a shareholder or director or any immediate member of his family subsequently purchases your property 1.2% of the sale price.