



# LANDLORD FEES

## Tenant Find Service

Included in service:	Fees for service
<ul style="list-style-type: none"> <li>- Advise on the condition of the current market and agree a market price</li> <li>- Erect a 'for let' and 'let by' board at the property</li> <li>- Carry out viewings of the property</li> <li>- Negotiate and discuss any offers with the landlord</li> <li>- Prepare tenancy agreement</li> <li>- Reference all tenants</li> <li>- Arrange the preferred method of payment for rent</li> <li>- Arrange for deposit to be lodged with deposit protection service (unless stated otherwise by landlord)</li> <li>- Receive first months' rent and deduct fees and charges</li> </ul>	<ul style="list-style-type: none"> <li>- Annual fee of 8.4% (7% exc. VAT)</li> <li>- Tenancy Set-Up Fees of £500 (inc VAT)               <ul style="list-style-type: none"> <li>• Creation of Tenancy Agreement</li> <li>• Referencing for up to 2 people</li> <li>• Lodging of deposit</li> <li>• Inventory and Check-In</li> </ul> </li> </ul>

## Rent Collection Service

Included in service:	Fees for service
<ul style="list-style-type: none"> <li>- All Tenant Find services</li> <li>- Collect rent and;</li> <li>- Provide rent arrears services should rent not be paid on time</li> <li>- Rent Protection Insurance (available products to be discussed, included in 1<sup>st</sup> years tenancy, see below for renewal prices)</li> </ul>	<ul style="list-style-type: none"> <li>- Monthly fees of 10.8% (9% exc. VAT)</li> <li>- Tenancy Set-up Fees of £600* (inc VAT)               <ul style="list-style-type: none"> <li>• Creation of Tenancy Agreement</li> <li>• Referencing for up to 2 people</li> <li>• Lodging of deposit</li> <li>• Inventory and Check-In</li> </ul> </li> </ul>

## Fully Managed Service

Included in service:	Fees for service
<ul style="list-style-type: none"> <li>- All Rent Collection Services</li> <li>- Arrange repairs &amp; maintenance on the property</li> <li>- Quarterly property inspections</li> <li>- Assist on insurance claims</li> </ul>	<ul style="list-style-type: none"> <li>- Monthly fees of 13.2% (11% exc. VAT)</li> <li>- Tenancy Set-up Fees of £600* (inc VAT)               <ul style="list-style-type: none"> <li>• Creation of Tenancy Agreement</li> <li>• Referencing for up to 2 people</li> <li>• Lodging of deposit</li> <li>• Inventory and Check-In</li> </ul> </li> </ul>

\*Reduced to £500 inc VAT if opting not to have Rent Protection Insurance

All fees are inclusive of VAT unless otherwise stated

<b>Safety and Legal Fees</b>		<b>Additional and Optional Fees</b>	
Gas Safety Certificate	£120	New set of keys cut	£12
EPC	£120	Out-of-contract Property Inspection	£50
PAT and Electrical Testing	£100	Additional Tenant Referencing	£40
EICR (upto 3 bedrooms, +£10 per extra bedroom)	£199	Tenancy Renewal	£120
Issuance of Section 21 Notice	£60		
Court Attendance	£50/hr		
Obtaining estimates for repairs, redecoration or refurbishment	£60		
Arranging and overseeing repairs, redecoration or refurbishment (total net invoice of works)	10% +VAT		

### **Rent Protection Insurance**

Subject to change

<b>Monthly Rent</b>	<b>Price</b>
£0 – £999	£270
£1000 – £1499	£270
£1500 – £1999	£270
£2000 +	£270