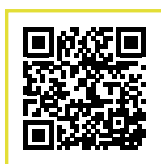




Service	Fees	Notes
Right to rent checks	£30 per tenant inc vat	required for all tenancies
Duplication of extra keys	cost	
Additional advertising costs	by agreement	
Redirection of mail overseas	cost of postage	
Overseas phone calls / faxes	telephone costs	
Sale of property	1.5% of sale price + vat (1.8% inv vat)	(separate sales agreement will apply)
Rent reviews (including serving section 13 notice) £35 inc vat	£35.00 inc vat	
Additional property visits (over and above routine inspections)	£30.00 inc vat	n/a for let only
Maintenance work arrangement	no charge	n/a for let only
Fee for major jobs	by prior agreement	n/a for let only
Annual report to hmrc	£25.00 inc vat	n/a for let only
Checking an inventory that is prepared by landlord	£50.00 inv vat	
Inventory 1-3 bedroom property	£150.00 inc vat	
Cancellation fee before tenancy starts	£295.00 inc vat	
Copy documents: documents that have previously been provided	£60.00 inc vat	
Energy performance certificate	charged by contractor	
Lgsc – provided by various gas engineers	charged by contractor	
Installation of smoke detectors / co monitors	charged by contractor	
Eicr – electric report	charged by contractor	
Tenancy renewal	£150.00 inc vat	
Rent protection policy - 6 months cover	£199.00	
Legionella risk assessment	charged by contractor	
Serving eviction notices	£50.00 inv	n/a for let only
Attending county court	£45.00 per hour inc vat	n/a for let only
Tenancy check out / deposit dispute paperwork prep	£45.00 / £100.00 inc vat	n/a for let only
Attending bailiff appointment	£25.00 per hour inc vat	n/a for let only
Early termination of management agreement	50% of one months rent	

Continued on next page





Services	LET ONLY	FULL MANAGEMENT
Providing a Rental valuation of the property	✓	✓
Accompanied Viewings	✓	✓
Comprehensive marketing & advertising	✓	✓
Arrange for LGSC, Electrical Checks & Safety	✓ Additional costs	✓ Additional costs
Right to Rent Checks	✓ Additional costs	✓ Additional Costs
Tenant Referencing & Full Credit Checks	✓	✓
Preparation of Assured Shorthold Tenancy Agreement	✓	✓
Collection of deposit & first month's rent	✓	✓
Ingoing Inventory & Schedule of Condition	Optional Extra	✓ Additional Costs
Dealing with Deposit Protection		✓
Notifying Utility Companies of change of tenancy		✓
Collection of Rent & Credit Control		✓
Handling of Maintenance		✓
Payment of Utility & Council Tax bills		✓
Serving eviction notices & dealing with Solicitors / Court proceedings		✓
Detailed monthly rent statements & BACS transfer of funds		✓
Rental Guarantee & Legal Protection (subject to acceptance)		✓ Additional Costs
Full Vacating Check and handling of necessary works to re-let		✓ Additional costs

## Tenancy Set Up Fees

Tenancy set up fee	£295.00 inc vat
Full management service	11% pcm, plus vat (13.2% inc vat) *
Tenant find (let) only service	60% of first months rent plus vat ( 72% inc vat)

\* Negotiable for multiple property portfolios. All our prices are subject to our Price Match Guarantee. All prices are correct at time of publication (March 2024) and are subject to change.

