

Landlord Fee Schedule

We believe in complete transparency, there are no hidden extras and all costs shown **do not attract vat**

| Main charges at a glance | | | |
|--|----------------------------------|--|--------------------------------------|
| Tenant Find and Management | Save 20% on fees – no vat | **NO VAT** | |
| No Set-up fee | No marketing fee | Free local newspaper advertising | Free advertising on Rightmove |
| Tenant Find Service for Managed Properties | 'Standard' Service | | £250 |
| <i>Payable on commencement of instruction to proceed or deductible from first months rent.</i> | | | |
| Tenant Find Only Service | 'Let Only' Service | | from £350 |
| <i>Usually deductible from first months rent.</i> | | | |
| Tenant Find Service for Managed Properties with Rent and Legal Protection | 'Protected' Service | 6 month let £370 | (12 month let £430) |
| <i>Usually deductible from first months rent.</i> | | | |
| Full Tenancy Management - UK Landlords | | | from 7.5% of rent * |
| <i>Only available in conjunction with Tenant Find and Managed Properties and payable monthly. Minimum monthly commission of £39 applies.</i> | | | |
| Free brochure | Free photography | Free floorplan (when EPC order is through us) | Free appraisal and advice |
| * new customers only for first 12 months of agency agreement or first AST, thereafter or otherwise 10% for renewals of Protected Service only there is the option to add 3% (min £15 pcm) to the monthly commission rather than via lump sum | | | |

Full Tenancy Management - Non UK Resident Landlords add 1% of rent to above figures
*Only available in conjunction with Tenant Find & Managed Properties and payable monthly. Minimum monthly fee of £49 applies.
 NB No extra fees for HMRC returns.*

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|---|-----------------------|-------------------------|
| Inventory Service | | from £75 |
| <i>An Inventory of the property must be prepared as it is required by the Tenancy Deposit Scheme and forms the basis of the handover at the end of a tenancy.</i> | | |
| Move Out Fee | | £50 |
| <i>Landlords share, for attending, checking inventory and negotiating deposit release. Payable on commencement of Tenancy.</i> | | |
| Deposit Registration Fee | | £30 |
| <i>Landlords share for registering and complying with Tenancy Deposit Scheme</i> | | |
| Service Of Notices | | £50 per notice |
| <i>Payable for the service of Section 21, Section 8 Notices and any other legal notices or documentation.</i> | | |
| Additional Visits | | £50 per visit |
| <i>Any visit to a property over and above viewings and interim checks/ inspections.</i> | | |
| Up to 3 or 4 interim checks/ inspections per annum are included in our management package FREE | | |
| Withdrawal Charge | | £95 |
| <i>Payable in the event of a property being withdrawn by a landlord prior to a Tenancy Agreement being signed</i> | | |
| AST Alteration Fee | | £30 |
| <i>Landlords share, payable for any alterations being made to a Tenancy Agreement after it has been drawn up.</i> | | |
| Tenancy Renewal Fee – managed properties | | £50 |
| <i>Landlords share, payable in the event of tenancy being renewed by the tenant.</i> | | |
| Other Services - if requested | | |
| Energy Performance Certificate (EPC) | FREE Floorplan | from £90 |
| PAT Testing - Up to 10 Items | | from £50 |
| Gas Safety Certificate - Repairs and servicing extra | | from £75 |
| Tenancy Renewal Fee – non - managed properties | | £125 |
| Arrangement of property refurbishment over £300 is | | 7.5% of net cost |

Regulated by RICS (Royal Institution of Chartered Surveyors)
Client money protected by the RICS Client Money Protection Scheme
Independent redress by The Property Ombudsman (TPO)

4 December 2017