

## Landlord Fee Schedule

**Main charges at a glance:** **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)** **£195**  
Houses up to £695 pcm. Accompanied viewings service. £100

**Tenant Find Only Service ('Let Only' Service)** **£295**  
Houses up to £695 pcm. Accompanied viewings service. £100

**Tenant Find Service for Managed Properties with Rent and Legal Protection ('Protected Service')** **6 month let £320**  
Houses up to £695 pcm. Accompanied viewings service £100) (12 month let £380)

**Full Tenancy Management - UK Landlords** from **7.5%** of rent \*  
Only in conjunction with Tenant Find for Managed Properties and payable monthly. Min £39 pcm

**Free brochure**    **Free photography**    **Free floorplan (when EPC order is via us)**    **Free appraisal and advice**

\* **new customers only** for first 12 months of agency agreement or first AST, thereafter or otherwise 10% - no vat

for renewals of **Protected Service ONLY** there is the **OPTION** to add 3% (min £15 pcm) to the monthly commission rather than via a lump sum

<b>Inventory Service (bound copies)</b>	<b>from £75</b>	<b>**NO VAT**</b>
<b>Move Out Charge</b>	<b>£50</b>	
<b>Deposit Registration</b>	<b>£30</b>	
<b>Service of Notices (e.g S21 and S8)</b>	<b>£50</b>	
<b>Accompanied viewings service (up to 5)</b>	<b>£100</b>	
<b>Interim tenancy checks (up to 3 or 4 p.a.)</b>	<b>FREE</b>	
<b>Withdrawal Charge (prior to letting)</b>	<b>£95</b>	
<b>Tenancy Renewal (managed) £50    Tenancy Alteration £50</b> <small>(when requested by the Landlord)</small>		

**Referral Fees:** Johnsons Lettings do **not** receive referral fees from solicitors or estate agents. If you are interested in Rent and Legal Protection we may recommend you to Legal 4 Landlords. For this and other third party services such as Energy Certificates, Gas Safety Certificates and Inventories etc. we may make a modest mark-up (typically between twenty and thirty pounds) for arranging, invoicing and payment etc which may form part of the relevant invoice. You remain free to use a provider of your own choice.

### Other Services – ONLY if requested

**\*\*NO VAT\*\***

<b>Energy Performance Certificate (EPC)</b>	<b>FREE Floorplan</b>	<b>from £80</b>
<b>PAT Testing - Up to 10 Items</b>		<b>£60</b>
<b>Gas Safety Certificate - Repairs and servicing extra</b>		<b>from £75</b>
<b>Tenancy Renewal Fee for non - managed properties</b>		<b>£125</b>

*Arrangement of property refurbishment over £300 is from 10% of cost  
Involvement in sale to tenant - from 0.5% of sale price (subject to separate agreement)*

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

1 August 2019