# 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:*** **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*

****NO VAT****

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|---|---|
| **Inventory Service (bound copies)** | **from £75** |
| **Move Out Charge** | **£50** |
| **Deposit Registration and tenant referencing** | **£30** |
| **Service of Notices (e.g S21 and S8)** | **£50** |
| **Accompanied viewings service (up to 5)** | **£100** |
| ***Interim tenancy checks (up to 3 or 4 p.a.)*** | ***FREE*** |
| **Withdrawal Charge (prior to letting)** | **£95** |

**Tenancy Renewal** (managed) **£50** **Tenancy Alteration £50**

## *Other Services – ONLY if requested*

****NO VAT****

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

*Arrangement of property refurbishment over £300 is 7.5% of cost*
*Involvement in sale to tenant - from 0.5% of sale price*

***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)***

*15 May 2019*