

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

Inventory Service (with bound copies for ease of signature)	from £75	**NO VAT**
Move Out Charge	£50	
Deposit Registration £30 Tenant referencing	£30	
Service of Notices (e.g S21 and S8)	£50	
Accompanied viewings service (up to 5)	£100	
Periodic tenancy checks (up to 3 or 4 p.a.)	FREE	
Withdrawal Charge (prior to letting)	£95	
Tenancy Renewal (managed) £50 Tenancy Alteration	£50	

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 for 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

Energy Performance Certificate (EPC)	FREE Floorplan	from £80	**NO VAT**
PAT Testing (portable appliances) - Up to 10 Items		£60	
Gas Safety Certificate - Repairs and servicing extra		from £75	
Special visit requests £50 Disputed deposit claims (hourly rate)		£50	
Tenancy Renewal Fee for non - managed properties		£125	

*Arrangement of property refurbishment and repair costing 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 July 2020