



SCALE OF CHARGES LANDLORDS:

PREMIUM MANAGEMENT SERVICE:

21% of rent collected (17.5% +vat) payable for each letting.

Example: If the monthly rental is £900pcm you will pay £189 inclusive of VAT

Plus set up fee £360 (£300 + vat)

FULL MANAGEMENT SERVICE:

14.40% of rent collected (12% +vat) payable for each letting.

Example: If the monthly rental is £900pcm you will pay £129.60 inclusive of VAT

Plus set up fee £360 (£300 + vat)

LET ONLY SERVICE:

60% of rent collected (50% + vat) payable for each letting.

Example: If the monthly rental is £900pcm you will pay £540 inclusive of VAT

Plus set up fee £360 (£300 + vat)

Additional charges: The below are included in the Premium and Full Management Services:

Set Up Fee: (No Tenant find or property marketing):
Tenancy Agreement & Referencing to include proof of ID and Right to Rent check -
£360 (£300 + vat)

Duplicate statements	- £12 (£10 + vat)
Inspections	- £144 (£120 + vat)
Rent reviews	- £90 (£75 + vat)
Void property visits	- £120 (£100 + vat)
Insurance claims	- As per hourly rate
End of Tenancy disputes	- As per hourly rate
Professional hourly rate	- £48 (£40 + vat)

Additional charges for all services:

Major works fee % of cost of works
- 12% (10% + vat)

Introduction of Estate Agent to deal with the sale of a property for the Landlord - £90 (£75 + vat)

Fees and VAT:

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated except where they may be third party fees who are not registered for vat.

Minimum fee:

Where a Landlord cancels the Agent's instruction to provide a full management service during the first 6 months of the tenancy, the Agent will charge, and the Landlord will pay, a fee based on 14.40% (inclusive of vat) of the agreed rent for the period, not exceeding six months from the commencement date of the tenancy.

Additional Third Party Charges:

Tick if you require the following and we can confirm the charges separately:

o EPC	POA
o LRA	£45
Legionnaires Risk Assessment	
o EPC & LRA	POA
o Floor plans	POA
o EICR	POA
o Gas Safety check	POA
o PATS/FATS check	POA
o Inventory and Check in	
1-2 bed	£115
o 3-4 bed	£140
5-6 bed	£180
o 7+ bed	POA
o Check Out Report	
1-2 bed	£75
o 3-4 bed	£100
o 5-6 bed	£140
7+ bed	POA