

# TERMS OF BUSINESS

## 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 and Sanctions/PEP 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:

Sale to an existing tenant 0.5% sale price in commission.

### 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 / premium management service during the first 6 months the Agent will charge, and the Landlord will pay, a fee based on 60% (inclusive of vat) of one month's rent currently charged for the tenancy.

### Additional Third Party Charges:

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

- |                          |                                      |      |
|--------------------------|--------------------------------------|------|
| <input type="checkbox"/> | EPC                                  | POA  |
| <input type="checkbox"/> | LRA                                  | POA  |
|                          | Legionnaires Risk Assessment         |      |
| <input type="checkbox"/> | EPC & LRA                            | POA  |
| <input type="checkbox"/> | Floor plans                          | POA  |
| <input type="checkbox"/> | EICR                                 | POA  |
| <input type="checkbox"/> | Gas Safety check                     | POA  |
| <input type="checkbox"/> | PATS/FATS check                      | POA  |
| <input type="checkbox"/> | Inventory and Check in (unfurnished) |      |
|                          | 1 bed                                | £115 |
|                          | 2 bed                                | £135 |
|                          | 3 bed                                | £155 |
|                          | 4 bed                                | £175 |
|                          | 5 bed                                | £200 |
| <input type="checkbox"/> | Check Out Report                     |      |
|                          | 1 bed                                | £65  |
|                          | 2 bed                                | £75  |
|                          | 3 bed                                | £85  |
|                          | 4 bed                                | £95  |
|                          | 5 bed                                | £110 |