



SCALE OF CHARGES – LANDLORD

ALL FEES ARE INCLUSIVE OF VAT AT 20%

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| 1) Tenant Find Service | 72% of 1 st month's rent payable for each letting where the tenant is introduced through the Agent. Minimum charge of £600 |
| 2) Full Management Service | 13.8% of the rent received, deducted by the Agent
Minimum management charge of £120 per calendar month. |

If a Tenant who is ready willing and able to enter into a tenancy is introduced during the Agent's period of instruction, or as a result of their marketing activity, where the Tenant is introduced through the Agent, the minimum fee that would be payable will be the fee for each day the Agent has managed the Property, if any, based on the Full Management charges above, subject to a minimum level of the fee for the Let Only Service, plus other expenses incurred, such as the gas safety check.

Additional Charges

Re Letting Fee for New Tenancies	42% of agreed monthly rental (Full Management only) (Minimum fee £600)
Tenancy Swap fee (inc refs)	£480.00
Tenancy renewal fee	£240.00
Inventory service	Dependent on size of property
Check in	Dependent on size of property
Check out	Dependent on size of property
Void property inspections	£90.00 (per visit)
Duplicate statements	£10.00
Notice service	£60.00
Overseas landlord additional tax fee	£100.00
Professional hourly rate	£60/hr Charged by the Agent when required to carry out any additional services
Major works fee	12% of costs of works
Land Registry check	£10.00 (where evidence not provided by the Landlord)
Deposit Registration	£60.00 (included in full management package)
Floorplan Preparation	£72.00

In the event of cancellation during a tenancy, the minimum fee that would be payable will be the fee for each day the Agent has managed the Property, if any, based on the Full Management charges above, subject to a minimum level of the fee for the Let Only Service, plus other expenses incurred, such as the gas safety check.

Where we are instructed to arrange testing and certification to comply with legal regulations carried out by third-party contractors on Let Only properties, such as Gas, EICR, EPC, PAT, Legionella Assessment, we charge £30.00 arrangement fee per check on top of the charge levied by the contractor.

Costs for the checks by 3rd party provider's range:

Gas/Service Test	from £108
Portable Appliance Test (PAT)	from £54.00
Energy Performance Certificate (EPC)	from £60.00
Fixed Wiring Test (EICR)	Dependent on size of property
Legionella Assessment	from £60.00

(All fees are per property unless otherwise stated)

Referral Fee Disclosure

We do not receive or request referral fees.

You are not under any obligation to use the services of any of the recommended third-party providers, and you might like to check other providers, though should you accept our recommendation.