

	Let Only
<b>Management Fee</b>	<b>One months Rent + VAT</b>
Rent Guarantee	N/A
Referencing & Right to Rent Check- up to two tenants	Included
Over 2 tenants - per tenant	£60.00
Guarantor & Deed of Guarantor	£90.00
Tenancy Agreement	Included
Deposit Protection Scheme	Included
Gas Safety Certificate & Service (GSC)	£150.00
Energy Performance Certificate (EPC)	£99.00
Electrical Installation Condition Report (EICR)	See below
< 3 beds	£150.00
> 4 beds	£180.00
Inventory Creation, Check In & Check Out	See below
Re-negotiation of Rent & Renewal of Tenancy Agreement	£120.00
Serving Section 21 Notice	£150.00
Deposit Return Negotiation	£120.00
Arbitration Form Submission	£100.00
Overseas Landlord	£60.00
Tax Return / Annual Statement	£30.00
Posted Statements	£30.00
Court Attendance	£600.00
Additional Property Inspection	£90.00
Site Visit with Contractor *	£60.00
Oversee refurbishments **	10%
Emergency Gas Safety Certificate (within 48 hours of due date)	£152.00
Keys Cut (plus Key cost)	£15.00
Supply & Install Co Detectors (battery unit) ***	£60.00
Supply & Install Smoke Detectors (battery unit) ***	£60.00
Legionnaires Disease Test	POA

\* Attend with Contractor - £60 for first hour - thereafter x 30 mins

\*\* Subject to a minimum value of works of £500

\*\*\* Smoke Detectors & Carbon Monoxide - 2nd or more £30 inc. VAT

## Inventory Information

Property Size	Inventory Cost inc. VAT
Studio	£210.00
One bedroom	£234.00
Two bedroom	£264.00
Three bedroom	£282.00
Four bedroom	£312.00
Five bedroom	£372.00

\*\*\*\* All inventory costs include the creation, check in and check out appointments.