

Landlord Fees Schedule

	Letting Only:	Letting & Rent	Letting, Rent	Premium
	6% (of total	Collection: 4%	Collection & Full	Management
	rent payable)	Tenancy Set-up	Management:	Service: 1 Week
	tenancy set up	+ 7% Monthly +	1 Week tenancy	Tenancy Setup
	fee + VAT	VAT	setup fee + 10%	Fee + 15%
1.98 day along the second of the second of	√	/	monthly + VAT ✓	Monthly + VAT ✓
Initial market valuation of the property	V	✓	∨	∀
Full marketing details provided & full marketing	· · · · · · · · · · · · · · · · · · ·		,	·
Staff accompanied viewings	✓	✓	✓	√
Negotiate the terms of the tenancy between the parties	✓	✓	✓	✓
Obtain reference report and credit search each adult applicant* & Right to Rent check on each adult occupier*	✓	✓	✓	✓
Schedule of condition – check in and check out report*	✓	✓	✓	✓
Preparation and completion of tenancy agreement*	✓	✓	✓	✓
Collect first month's rent and a security deposit	✓	✓	✓	✓
Issue prescribed information with regard to payment of deposit & register deposit with Deposit Protection Scheme (DPS)*	✓	✓	✓	✓
Collect rent from the tenant & issue rent statement to the landlord		✓	✓	✓
Assist with tax exemption certificate (if landlord is overseas)*		✓	✓	✓
Negotiate renewal of tenancy & negotiate rent reviews		✓	✓	✓
Serve prescribed S21 notice at end of tenancy			✓	✓
Negotiate deductions from deposit at end of tenancy			✓	✓
Assist with deposit disputes and applications to the DPS			✓	✓
Periodic inspections and photographic reports			✓	✓
Point of contact throughout the tenancy			✓	✓
Arrange works and maintenance			✓	✓
Obtain estimates for works			✓	✓
Serve prescribed notice where breach of tenancy			✓	✓
Professional Check-in & check-out included				✓
Professional Inventory Included				✓
Energy Performance Certificate (EPC) included				✓
Annual Gas Safety Certificate (GSC) included				✓
Electrical Installation Condition Report (EICR) included				✓
Installation of Carbon Monoxide (Co2) detector				✓

^{*}Service is subject to additional fee, see charges listed



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Additional non-optional fees and charges

* All fees listed include VAT

Pre-tenancy package (includes reference reports, tenancy	1 – 2 tenants: £350	
agreement, right to rent checks & deposit registration)	3+ tenants: £395	
Reference report/credit checks (to a max of 2x tenants)	£60	
Reference report/credit check (to a max of 2x guarantors)	£60	
Reference report for each additional tenant or guarantor	£24	
Right to Rent check (per occupier 18 years and over)	£36	
Standard tenancy agreement (AST) including on renewal	£250	
Check and administer landlord's own tenancy agreement	£250	
Deposit registration fee	£50	
Withdrawal from agreed offer (minimum fee applies)	£1020	
Administer tax to HMRC for overseas landlord per quarter	£50	
Administer HMO or local authority license application	Premium/Fully Managed: £300	
	Rent Collect/Let Only: £370	
Additional inspection at landlord's request	£120	
Waiting at property on behalf of landlord per hour	£95	
Schedule of condition at check in and check out	Subject to quotation, dependent on property	
	size	
Key cutting arrangement	£25	
Service of statutory notice (Rent Collect & Let Only service)	£180	
Court attendance (Rent Collect & Let Only Service)	£160	
Arrangement of partial or total refurbishment (over £500)	10% of project cost	
Assistance with insurance claim	10% of claim settlement amount	
Fixed term renewals (Let Only & Rent Collection service)	£199	
Rent Warranty, rent insurance and/or legal protection	Subject to quotation by third party provider	
Property clean (Start of and/or end of tenancy)	Subject to quotation by third party provider	

Energy Performance Certificate (EPC)	From £90
Gas Safety Certificate (GSC)	From £90
Electrical Installation Condition	Subject to
Report (EICR)	quotation
Portable Appliance Testing (PAT)	
-up to 10 appliances	From £142
-up to 20 appliances	From £180
Legionella Risk Assessment	From £85
Smoke Alarms & Carbon Monoxide	
testing or installation (including on	From £60
first day of tenancy)	
Gas Boiler Service	Subject to
	quotation
Fire Risk Assessment (for HMO's)	Subject to
	quotation

Please ask a member of staff if you have any questions about our fees, and we would be happy to advise you.

Client money protection:

Independent Redress:

clientmoneyprotect.co.uk

theprs.co.uk







Inventory & Schedule of Condition Services

Inventory & Check In	Furnished	Unfurnished
Studio	£120.00 Inc VAT	£102.00 Inc VAT
1 Bedroom	£120.00 Inc VAT	£102.00 Inc VAT
2 Bedroom	£132.00 Inc VAT	£114.00 Inc VAT
3 Bedroom	£144.00 Inc VAT	£126.00 Inc VAT
4 Bedroom	£186.00 Inc VAT	£144.00 Inc VAT
5 Bedroom	£204.00 Inc VAT	£162.00 Inc VAT

Check Out	Furnished	Unfurnished
Studio	£132.00 Inc VAT	£112.20 Inc VAT
1 Bedroom	£132.00 Inc VAT	£112.20 Inc VAT
2 Bedroom	£145.20 Inc VAT	£125.40 Inc VAT
3 Bedroom	£158.40 Inc VAT	£138.60 Inc VAT
4 Bedroom	£204.60 Inc VAT	£158.60 Inc VAT
5 Bedroom	£224.40 Inc VAT	£178.20 Inc VAT