

E&M

PROPERTY SOLUTIONS

LANDLORD FEES

SERVICE	FEE
LET ONLY	90% inc VAT (75% plus VAT) of the first months rent, subject to a minimum of £540 inc VAT (£450 plus vat)
RENT COLLECT The Halfway House Between Self Managing and Essentials Package - The Semi DIY Option.	90% inc VAT (75% plus VAT) of first months rent 0 minimum £474 inc VAT. Plus 12% inc VAT (10% + vat) of gross monthly rent payable through tenancy
FULLY MANAGED (C) Standard Letting & Tenancy Management Service	90%inc VAT (75%+VAT) of first month's rent – minimum £420.00 inc VAT plus 14.4 %inc VAT (12%+VAT) of gross monthly rent payable throughout tenancy
THE VIP FULLY INFORMED PACKAGE ALSO INCORPORATING HMO MANAGEMENT /LHA & OVERSEAS LLDS	90%inc VAT (75%+VAT) of first month's rent – minimum £420.00 inc VAT (£300.00+VAT HMO) Plus 15.6% inc VAT (13.0%+VAT) of gross monthly rent payable throughout tenancy
Innovate – Legal Protection	Is payable monthly at £9.60 Inc Vat (£8 +Vat)
Inspire Pro – Rent Guarantee/Legal Protection	Is payable monthly at £30.00 Inc Vat (£25.00 +Vat)
Infinity – Rent on time and legal protections	Is payable monthly at £36.00 Inc Vat (£30.00 +Vat)
Renewal of Tenancy Fees	£30.00 inc VAT (£25+vat) Applicable fees continue to be payable for any renewed period
Cancellation of Management Admin Fee	One Months Rent plus vat
Renewal of Tenancy Fees	£30.00 inc VAT (£25+vat) Applicable fees continue to be payable for any Renewed period
Buy to Let Advisory Service	£300 inc VAT (£250.00+VAT)
Property Acquisition Service	3.6 % inc VAT (3%+VAT) of purchase price

Refurbishment/Furnishing Service	By Quotation
Empty Property Management	£120.00inc VAT (£100.00+VAT) per calendar month plus £300.00 float
In House Tenancy Agreement	Included for all levels of service
Own Tenancy Agreement	£114.00inc VAT (£95.00+VAT)
Statutory Periodic Tenancy	£25.20 Inc Vat (£21.00+VAT)
Duplicate Documents	£9.60 inc VAT (£8.00 + VAT)
Memorandum of Renewal Agreement	£126.00inc VAT (£105.00+VAT)
Photographic Inventory	£144.00 inc VAT (£120.00+VAT)
Floor Plans	£72.00 inc VAT (£60.00 +VAT)
Check Out Inspection	£126.00inc VAT (£105.00+VAT)
Court Attendance	£252.00 Inc VAT (£210.00 +VAT)
Bailiff Attendance	£150.00 Inc VAT (£125.00+VAT)
Property Visits for Managed Properties	£99.00inc VAT (£82.5+VAT)
Property Visits Non-Managed Properties	£150.00inc VAT (£125.00+VAT)
Safety Checks/Inspections	£118.80 inc VAT (£99.00 + VAT)
Fire alarm certificate	£118.80 inc VAT (£99.00 VAT)
PAT Test Certificate	£94.80 inc VAT (£79.00 + VAT)
Emergency lighting certificate	£118.80 inc VAT (£99.00 VAT)
Safety Inspections – Gas	£66.00 inc VAT (£55.00+ VAT)
EICR	£144.00 inc VAT (£120+VAT)
Carbon Monoxide Detector	£60.00 inc VAT (£50 + VAT)
Heater Loan	£60.00inc VAT (£50.00+VAT)per week/part week
Works Supervision – Own Contractor	12%inc VAT (10%+VAT) of works costs
Serving Notices	£150.00inc VAT (£125.00+VAT) per notice

Energy Performance Certificate	£90.00 inc VAT (£75+VAT)
Deposit Registration Administration	£36.00 inc VAT (£30.00+VAT) per annum
Key Cutting	£20.40 inc VAT (£17.00+VAT) per key
Landlord Withdrawal from Offer	Expenses to a max of £450.00inc VAT (£375.00+VAT)dependent on case
HMO FRA Assessment	£350 +VAT 3-6 bedroom HMO
Supply and installation of HMO thermostat	£358.80 inc VAT (£299+VAT)
Completion of Selective Licence Application	£144.00 inc VAT (£120.00 + VAT)
Completion of HMO Licence application	£288.00 inc VAT (£240+VAT)
HMO Onboarding Report	£99 + VAT (£120 inc VAT)
Orientation Days	£240.00 inc VAT (£200.00 + VAT) for half a day
Professional Cleaner (supply of all materials + report)	£16.00per hour
Out of Management remit duties	£42.00per hour inc VAT (£35.00per hour + VAT)
HMO Advisory Service	£360.00 inc VAT (£300.00 +VAT)
Set up of Broad Band	£48.00 inc VAT (£40.00 + VAT)
TV Licence set up	£24.00 inc VAT (£24.00 + VAT)
Licensed rubbish removal	By Invoice from Contractor
Refurbishment Snagging Report	£120.00 inc VAT (£99.00 + VAT)
Dongle Loan	£42.00 inc VAT + Data pack charge
Furnishing pack HMO	Price upon request
HMO Notice Board	£72.00 (£60+ VAT)
Property Staging	Price upon request
Professional Photography	£150.00 -£220.00 inc VAT

