

FEES CHARGED TO LANDLORDS AS OF MAY 2023.

<u>Letting only service</u>	at 10% + Vat (12% inclusive of Vat) of the annual rent.
This service includes: finding the tenant, checking references and the right to rent, preparing the tenancy agreement, collecting the security deposit, registering the deposit, collecting the first month's rent and transferring it into your account and arranging for an inventory clerk to carry out the check in and check out process.	
<u>Fully managed service</u>	at 16% + Vat (19.2% inclusive of Vat) of the annual rent.
This service includes: everything in the letting only service and in addition dealing on your behalf with all maintenance and administrative matters relating to the property.	

Additional fees which are correct at the time of preparation of this list of charges but which are subject to review; we will always provide you with an up to date quote before you agree to any service

• Energy Performance Certificate - £70.00 + Vat (£84 inclusive of Vat)
• Gas Safety Certificate - £100 + Vat (£120 inclusive of Vat)
• Electrical Installation Condition Report – the price will depend on the size of the property. We will inform you of the cost beforehand.
• Floor plan – the price will depend on the size of the property. We will inform you of the cost beforehand.
• Inventory preparation and check in accordance with the table below

Property type & size	Price
Studio	£141.67- £150 + Vat (£170-£180 inclusive of Vat)
1 bed – furnished	£175-£191.67 + Vat (£210-£230 inclusive of Vat)
1 bed - unfurnished	£166.67 - £175 + Vat (£200-£210 inclusive of Vat)
2 bed - furnished	£191.67 - £216.67 + Vat (£230-£260 inclusive of Vat)
2 bed - unfurnished	£183.33 - £200 + Vat (£220-£240 inclusive of Vat)
3 bed - furnished	£216.67 - £241.67 + Vat (£260-£290 inclusive of Vat)
3 bed - unfurnished	£200 - £225 + Vat (£240-£270 inclusive of Vat)
4 bed - furnished	£233.33 - £266.67 + Vat (£280-£320 inclusive of Vat)

4 bed - unfurnished	£225 - £250 + Vat (£270-£300 inclusive of Vat)
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| <ul style="list-style-type: none"> • Inventory check out in accordance with the table below |
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Studio	£110-£130 + Vat (£132-£156 inclusive of Vat)
1 bed – furnished	£150-£160 + Vat (£180-£192 inclusive of Vat)
1 bed - unfurnished	£140-£150 + Vat (£168-£180 inclusive of Vat)
2 bed - furnished	£160-£180 + Vat (£192 - £216 inclusive of Vat)
2 bed - unfurnished	£150-£160 + Vat (£180-£192 inclusive of Vat)
3 bed - furnished	£190-£210 + Vat (£228 - £252 inclusive of Vat)
3 bed - unfurnished	£180-£200 + Vat (£216-£240 inclusive of Vat)
4 bed - furnished	£220-£230 + Vat (£264-£276 inclusive of Vat)
4 bed - unfurnished	£200-£220 + Vat (£240-£264 inclusive of Vat)

<u>Other fees:</u>

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| <ul style="list-style-type: none"> • Once any offer on your property is accepted, we will take a holding deposit of one week's rent and withdraw the property from the market. The sum will be forfeited if the prospective tenant should fail to sign the tenancy agreement without good cause. In the case of such forfeiture we will deduct a fee of £150 + Vat (£180 inclusive of Vat) and pay the balance to you. |
| <ul style="list-style-type: none"> • Any visit to your property solely to read meters will be charged at £75 + Vat (£90 inclusive of Vat). • If the keys are security keys which cannot be copied by a local locksmith then any visit to a specialist provider will be charged at £75 + Vat (£90 inclusive of Vat). |
| <ul style="list-style-type: none"> • Deposit dilapidations disputes: In the event of a referral to arbitration or to the ICE fees are payable at the rate of £100 + Vat per hour (£120 inclusive of Vat). |
| <ul style="list-style-type: none"> • Notices under the Housing Act 1988 to terminate a tenancy, for each notice, £75 + Vat (£90 inclusive of Vat). |
| <ul style="list-style-type: none"> • Instructing or preparing papers for solicitors and court attendances at the rate of £200 + Vat per hour (£240 inclusive of Vat). |
| <ul style="list-style-type: none"> • Waiting in your property for the delivery of appliances, the attendance of workmen or utility company personnel at a cost of £125 + Vat (£150 inclusive of Vat) for up to 4 hours and thereafter at £40+Vat per hour (£48 inclusive of Vat per hour). |

