

FennWright[®]

Lettings & Property
Management

Summary of Fees

	<u>Letting Fee for New Tenancy</u>	<u>Management Fee</u>
Full Managed Service	80% Plus VAT (96% inclusive of VAT) of first month's rent	13% Plus VAT (15.6% inclusive of VAT) of monthly rent
Tenant Find with Rent Collection Service	90% Plus VAT (108% inclusive of VAT) of first month's rent	7% Plus VAT (8.4% inclusive of VAT) of monthly rent
Tenant Find Only Service	100% Plus VAT (120% inclusive of VAT) of first month's rent	N/A

Additional Services Chargeable Separately (Subject to Change)

Renewal of existing tenancy (new fixed term)	£250 plus VAT (£300 inclusive of VAT)
Professional Inventory	Fully Managed - £100 plus VAT (£120 inclusive of VAT) Tenant Find and Tenant Find with Rent Collection - £150 Plus VAT (£180 inclusive of VAT)
Professional Checkout Report (Rent Collection and Let Only Service)	Fully Managed - Included Tenant Find and Tenant Find with Rent Collection - £200 Plus VAT (£240 inclusive of VAT)
Additional Inspections	£100 Plus VAT (£120 inclusive of VAT)
Periodic Rent Increase (Section 13 Notice)	£50 Plus VAT (£60 inclusive of VAT)
Notice to Vacate (Section 21 Notice)	£75 Plus VAT (£90 inclusive of VAT)
Rent and Legal Protection (only offered on managed and rent collection service)	On rents up to £2500pcm - £30 Plus VAT (£36 inclusive of VAT) per month Rents over £2500pcm - £50 Plus VAT (£60 inclusive VAT) per month
Deposit Registration and Holding Fee (Annual Charge)	Fully Managed - Included Tenant Find and Tenant Find with Rent Collection - £50 Plus VAT (£60 inclusive of VAT)
Land Registry Search (Proof of Ownership)	£10 plus VAT (£12 inclusive of VAT)
Annual Landlord's Gas safety certificate	£95 Plus VAT (£114 inclusive of VAT)
EPC (Energy Performance Certificate)	Prices from £120 Plus VAT (£150 inclusive of VAT)

EICR (Electrical Installation Condition Report)	Prices from £200 Plus VAT (£240 inclusive of VAT)
Income/Expenditure report (annually)	£50 Plus VAT (£60 inclusive of VAT)
Handling of possession claim through courts	£200 + VAT (£240 including VAT)
Attendance at court or a tribunal	£300 Plus VAT (£360 inclusive of VAT)
Property inspections when vacant	£50.00 Plus VAT per visit (£60.00 inclusive of VAT)
Copies of statements & invoices	£25.00 Plus VAT per max x6 copies (£30.00 inclusive of VAT)
Processing of Buildings/Contents Insurance Claim	£150 Plus VAT (£180 inclusive of VAT)
Use of Own Tenancy Agreement	£150 Plus VAT (£180 inclusive of VAT)
Key Cutting Charge	£10 Plus VAT (£12 inclusive of VAT) plus the cost of keys