



Lettings & Property
Management Agreement

Summary of Fees

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	<u>Letting Fee for New Tenancy</u>	<u>Management Fee</u>
Full Managed Service	83.33% + VAT (100% inclusive of VAT) of the first month's rent	10% + VAT (12% inclusive of VAT) of the monthly rent.
Tenant Find with Rent Collection Service	83.33% + VAT (100% inclusive of VAT) of the first month's rent	7% + VAT (8.4% inclusive of VAT) of the monthly rent.
Tenant Find Only Service	100% + VAT (120% inclusive of VAT) of the first month's rent	

Additional Services Chargeable Separately (Subject to Change)

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Renewal of existing tenancy (new fixed term)	£250 plus VAT (£300 inclusive of VAT)
Professional Inventory	Fully Managed - Up to 3 bedrooms £125 plus VAT (£150 inclusive of VAT), 4+ Bedrooms £150+VAT (£180 inclusive of VAT) Tenant Find and Tenant Find with Rent Collection - £150 Plus VAT (£180 inclusive of VAT) If the property is furnished this will incur an additional charge of £75+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)	£125 Plus VAT (£150 inclusive of VAT)
Notice to Vacate (Section 21 Notice)	£150 Plus VAT (£180 inclusive of VAT)
Notice to Vacate (Section 8 Notice)	£250 Plus VAT (£300 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	Prices from £120 Plus VAT (£144 inclusive of VAT)
EPC (Energy Performance Certificate)	Prices start from £135 Plus VAT (£162 inclusive of VAT)
EICR (Electrical Installation Condition Report)	Prices start from £250 Plus VAT (£300 inclusive of VAT)
Income/Expenditure report (annually)	£75 Plus VAT (£90 inclusive of VAT)
Handling of possession claim through courts	£200 Plus VAT (£240 including VAT)
Attendance at court or a tribunal	£300 Plus VAT (£360 inclusive of VAT)
Property inspections when vacant	£75 plus VAT per visit (£90 inclusive of VAT)
Copies of statements & invoices	£50 plus VAT per max x6 copies (£60 inclusive of VAT)
Processing of Buildings/Contents Insurance Claim	£250 Plus VAT (£180 inclusive of VAT)
Use of Own Tenancy Agreement	£250 Plus VAT (£180 inclusive of VAT)
Key Cutting Charge	£10 Plus VAT (£12 inclusive of VAT) plus the cost of keys