

FennWright Landlord Summary of Fees

Please be aware that all fees shown whether they are displayed as a percentage or as a single figure, are inclusive of VAT.

	<u>Full Managed Service</u>	<u>Tenant Find with Rent Collection Service</u>	<u>Tenant Find Only Service</u>
New Tenancy Setup Fee	100% of First Month's Rent	100% of First Month's Rent	100% of First Month's Rent
Monthly Management Fee	15.6% of the monthly rent	10.8% of the monthly rent	N/A
Inventory and Schedule of Condition Report	<u>Up to 3 bedrooms</u> £150.00*	<u>Up to 3 bedrooms</u> £180.00*	<u>Up to 3 bedrooms</u> £180.00*
<i>*If the property is furnished this will incur an additional charge of £90</i>	<u>4+ Bedrooms</u> £180.00*	<u>4+ Bedrooms</u> £200.00*	<u>4+ Bedrooms</u> £200.00*
Checkout and Schedule of Condition Report	Included	£240.00	£240.00
Deposit Registration and Holding Fee (Annual Charge)	Included	£60.00	£60.00
Rent and Legal Protection			
<u>On rents up to £1500 pcm</u>	£40.00 pcm	£40.00 pcm	
<u>Rents between £1501-2500 pcm</u>	£45.00 pcm	£45.00 pcm	N/A
<u>Rents between £2501-3000 pcm</u>	£60.00 pcm	£60.00 pcm	
<u>Rents £3001+ pcm</u>	4% of rent pcm	4% of rent pcm	

Additional Services Fees Chargeable Separately

Additional Inspections with Inspection Report	£120.00 per inspection
Property inspections During Void Periods (No Inspection Report)	£90.00 per inspection
Withdrawal from a pending/arranging tenancy	60% of agreed tenancy setup fee
Rent Review with Service of Section 13 Notice	£150.00
Service of Section 8 Possession Notice	£240.00
AML, PEPs & Sanction Checks	£75.00 per check
Proof of Ownership Check (Land Registry)	£15.00
Arrange annual Landlord's Gas safety certificate	£144.00
Arrange EPC (Energy Performance Certificate)	£162.00
Arrange EICR (Electrical Installation Condition Report)	Prices from £240.00
Arrange Legionella Risk Assessment	£150.00
Handling of possession claim and attendance at court or a tribunal	£300.00
Income and Expenditure Statement	£60.00
Copies of statements & invoices	£30.00
Overseeing of refurbishment or insurance works exceeding £10,000	£420.00
Use of Own Tenancy Agreement – To be uploaded to be e-signed.	£240.00
Key Cutting Charge	£15.00 plus the cost of keys