

LANDLORDS FEES

Letting Service Options Table	Rent Collection	Fully Managed
Standard Fees (Shown as a Percentage of Monthly Rent Collected for the Term of the Contract)	12%	15%
Condition, Lodge Deposit, Notify utility Suppliers, Preparation of Tenancy Agreement and Smoke and Carbon Monoxide test	75% of the first months rent, min £650	75% of the first months rent, min £650
Marketing		
Rent Appraisal	Included	Included
Marketing the Property	Included	Included
Accompany Viewings	Included	Included
Pre Tenancy		
Take up References and Credit Checks	£24	£24
Collect Rent in Advance and Tenancy Deposit	Included	Included
Inventory and Schedule of Condition	Included	Included
Complete Agents Tenancy Agreement	Included	Included
Send Standing Order for Ongoing Rent Payments	Included	Included
Notify Utility Providers	Included	Included
Lodge the Deposit with the Tenancy Deposit Service (TDS)	Included	Included
Prepare and Supply Move in Statement	Included	Included
Smoke and Carbon Monoxide test	Included	Included
On Going Tenancy		
Receive Rent and Remit to Landlord by BACS	Included	Included
Itemise Monthly Statements by Email	Included	Included
Interim Property Inspections and Written Report	N/A	Included
Additional Property Inspections, required by Landlord	£72	£72
Rent Arrears Management	Included	Included
Tenancy Renewals/Rent Reviews/Supplemental Agreements/Completion	£90	£90
Receiving Call from Tenant	Included	Included
Maintenance		
Instruct/Obtain Quotes per Contractor	Cost + 7% of works	Cost + 7% of works
Annual Gas Safety Certificate	Cost	Cost
Electrical Appliance (PAT) Test	Cost	Cost
Electrical Safety Inspection	Cost	Cost
End of Tenancy		
S21 Delivered by Hand and Completed Statutory Declaration	up to £150	up to £150
Liaise with Inventory Clerk for Check-out, including visits to property	£125	Included
Negotiate Deposit Release	£60 per hour	Included

Preparation of Documents in the Case of Deposit Dispute Claim	£60 per hour	Included
Preparation of Documents for your Solicitors/Court Attendance	£60 per hour	Included
Other Charges		
Rental Warranty and Legal Protection	1.5% on Standard Fee on Renewal	1.5% on Standard Fee on Renewal
Manage Insurance Claims (Not Processing Claim)	N/A	7% of Claim Value
Manage Major Works	Up to 10% of Cost	Up to 10% of Cost
Purchasing Items	Cost	Cost
Providing Temporary Heaters	£25 each	£25 each
Legionella Risk Assessment	Cost	Cost
Energy Performance Certificate	£95	£95
Vacant Property Visits (per Visit and Subject to Written Agreement)	£60	£60
Agreed Price)	1.5%	1.2%
Abortive Let	£360	£360
Copy Tenancy Documents/Statements (per item)	£18	£18
Non-Resident Landlords Monthly Tax Administration Fee	£30	Included
Notes		
All figures are inclusive of VAT at the current rate. These figures are a guide only and not contractual		