



Landlord fees:

<u>Let Only</u> Marketing to tenants Compliance advice Pre tenancy safety checks	10.2% inc VAT (8.5% + VAT)
<u>Rent Collection</u> Marketing to tenants Compliance advice Pre tenancy safety checks Monthly rent collection	12 % inc. VAT (10% + VAT)
<u>Full Management</u> Monthly rent collection Compliance advice Pre tenancy safety checks Deposit claim negotiation Arranging quotes, repairs and maintenance Property manager Keyholding service 24 hour emergency service Property inspections Local authority licence application support Managing the check out process	15.6% inc. VAT (13% + VAT)

Additional Tenancy Fees (the following charges relate to all tenancy types)

Tenancy Set Up Fee: Referencing for all tenants (Digital ID checks, right-to-rent check, financial credit checks, obtaining references from employers and previous landlords) as well as preparing and arranging signing of the tenancy agreement	£350 inc.VAT (£291.67 +VAT)
Deposit protection (where collected)	£180 inc. VAT (£150 + VAT)

Pre tenancy fees (Arranging and facilitating statutory compliance if not undertaken by landlord)

Organising Local Authority Landlord Licence Application	£200 inc. VAT (£166.67 + VAT)
Gas Safe Certificate	£108 inc. VAT (£90 + VAT)
Electrical Installation Condition Report (EICR)	£190 inc. VAT (£158.33 + VAT)
Energy Performance Certificate (EPC)	£120 inc. VAT (£100 + VAT)
Portable Appliance Testing (PAT)	£90 inc. VAT (£75 + VAT)



Legionella Risk Assessment	£90 inc. VAT (£75 + VAT)
Installing Smoke or Carbon Monoxide alarms	£200 inc. VAT (£166.67 + VAT) per unit

Additional optional fees

Arranging works over £300	15.6% inc. VAT (13% + VAT) of the cost of the works
Inventory	<p>Check in Inventory Fees:</p> <ul style="list-style-type: none"> ● Studio/One Bedroom £150 inc. VAT (£125 + VAT) ● Two Bedroom £180 inc. VAT (£150 + VAT) ● Three Bedroom £210 inc. VAT (£75 + VAT) ● Four Bedroom £240 inc. VAT (£200 + VAT) ● *Five Bedrooms or more, costs will vary*
Check out	<p>Check-out Inventory fees:</p> <ul style="list-style-type: none"> ● Studio/One Bedroom: £150 inc. VAT (£125 + VAT) ● Two Bedroom: £180 £180 inc. VAT (£150 + VAT) ● Three Bedroom: £210 inc. VAT (£75 + VAT) ● Four Bedroom: £240 inc. VAT (£200 + VAT) ● *Five Bedrooms or more: costs will vary*
Installing a key box (key box included)	£120 inc. VAT (£100 + VAT)
Service of Notices Administration Fee (Including Section 8 or 21)	£150 inc. VAT (£125 + VAT) per notice
Court Attendance Fee	£150 inc. VAT (£125 + VAT) per hour or part thereof
Additional tenant referencing fee per tenant	£80 inc. VAT (£66.67 + VAT)

Financial charges

Annual Statement of Income and Expenditure	£120 inc. VAT (£100 + VAT)
Submitting overseas landlord tax to HMRC	£120 inc. VAT (£100 + VAT) per landlord per quarter

We are a member of the Property Redress Scheme - The Property Ombudsman
 We are a member of the Client Money Protection Scheme - Client Money Protect