



SCALE OF CHARGES – LANDLORD

ALL FEES ARE SUBJECT TO VAT AT 20%

1) Introduction Only Service	£150 fee payable before advertising.
2) Tenant Find Service	60% of 1 st month's rent payable for each letting where the tenant is introduced through the Agent. Minimum charge of £450
3) Let and Rent Collection Service	8% of the monthly rent received, deducted by the Agent
4) Full Management Service	11.5% of the rent received, deducted by the Agent Minimum management charge of £100 per calendar month.

The fees under the above service are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Additional Charges

Re Letting Fee for New Tenancies	35% of agreed monthly rental (for Let & Rent Collect & Full Management only) (Minimum fee £400)
Inventory Service	Dependent on size of the property
Professional hourly rate	£50/hr charged by the Agent when required to carry out any additional services
Check In	Dependent on size of the property
Check out	Dependent on size of the property
Void Property inspections	£50.00 (per visit)
Tenancy Swap fee	£300.00
Lease renewal fee (managed only)	£200.00
Deposit Registration	£50.00 (included in full management package)
Issuing of Section 21 Notice (6A Possession)	£50.00
Advert Only (tenant find only)	£150.00 (to advertise and pass leads only)
Advert & Paperwork (tenant find only)	£300.00 (as above though to include references and contract paperwork)
Gas & PAT Test	£90.00 (£20.00) arrangement fee for tenant find service)
Legionella Assessment	£40.00 (£20.00) arrangement fee for tenant find service)
EPC	£60.00 (£20.00) arrangement fee for tenant find service) (there is a legal requirement to have an Energy Performance Certificate ahead of marketing the property and this must be Band E or above)
Fixed wiring test	Dependent on size of the property. (£20.00 arrangement fee for tenant find service)
Major works fee	10% of cost of works