



LANDLORDS FEES

LET ONLY

	Excluding VAT	Including VAT
£0 - £1000	£399	£478.80
£1001 - £1500	£599	£718.80
£1501 - +	£799	£958.80

Optional Extras:

Floor Plans	£49	£ 58.80
EPC	£89	£106.80
Tenancy Agreement	£99	£118.80

Referencing:

Affordability Assessment	}	Fee Applies to Prospective Tenant Only
Rental History		
Credit History		

FULLY MANAGED

8 – 12% PCM

First 3 months No Management Fee when signed up to 12 month contract.

Set up fees

£0 - £1000	£249	£298.80
£1001 - £1500 +	£449	£538.80

Please note that if we introduce a purchaser (eg your tenant) we levy a charge of 1.25% including VAT of the selling price.



Additional Non-Optional Fees and Charges

Deposit Registration Fee £50 (Including VAT)

Register landlord and tenant details and protect security deposit with a Government – authorised Scheme. Provide the tenants(s) with the Deposit Certificates and Prescribed information within 30 days of start of tenancy.

Inventory Check-In Fee (Landlords Share) £120 - £220 Including VAT) depending on number of bedrooms and size of property.

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services.

Check-Out Fee £50 (Including VAT)

Agree with the tenant(s) check out date and time and appointment. Instruct an inventory provider to attend undertake and updated Schedule of Condition based on the original inventory.

Gas Safety Certificate and EPCs £90 (Including VAT) each.

This is charged to the landlord if we are organising these.

Additional Property Visits £90 (Only available for Managed Properties) each

To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance linked visit.

Arrangement fee for works and refurbishments 10% of net costs

Arranging access and assessing costs with contractor, ensuring work has been carried out in accordance with the specification of works, retaining any warranty or guarantee as a result of any works.

Rent Review Fee £50 (Including VAT)

Review rent in accordance with current prevailing market condition and advise the landlord, negotiate with tenant, direct tenant to make payment changes as appropriate, update the tenancy agreement, serve section 13 Notice if tenancy is on a rolling monthly basis.



Fee for Organising End OF Tenancy Deposit disputes (Landlords Share Fee £50 Including VAT)

Negotiate with landlord and tenant any disbursement of the security deposit, return deposit as agreed with landlord and tenant to relevant parties, remit any disputed amount to Scheme for final adjudication, unprotect security deposit, instruct contractors, obtain quotes, organise repairs/replacement/cost of any broken or missing items.

Court Attendance £450 (Including VAT)

If you require a member of our staff to attend any tribunals, court proceedings or arbitrations.

Rent Guarantee Cover 2.4 % (Including VAT) of the annual rent

This is charged to the landlord if rent guarantee has been requested. Agent guarantees rent, should the tenant miss a rental payment.

Landlord withdrawal fee after offer has been accepted £180 (Including VAT)

If the landlord agrees to proceed with the proposed Tenancy and subsequently withdraws such as instructions for any reason other than unsatisfactory references, the landlord agrees this is payable to contribute towards advertising and administration costs.

Fees are quoted as a % of the annual rent. Please see our Terms of Business for full details of what is included in our Lettings Services.

If you have any questions on our fees, please ask a member of staff.