

## SCALE OF CHARGES (Landlords)

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated below. If the VAT rate changes the price charged will change accordingly.

An amount payable under a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

1) Tenant Find Service £60% payable for each letting where the tenant is introduced through the Agent

If the monthly rental is £500 you will pay a fee of £300.

2) Letting and Rent Collection Service 12% of the rent received, deducted by the Agent

If the monthly rental is £500 you will pay a fee of £60.

3) Full Management Service 14.4% of the rent received, deducted by the Agent

If the monthly rental is £500 you will pay a fee of £72.

The fees under the above services 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

Please note depending on the service level some charges may be included in the service level.

Registration of security deposit £50

Inventory £115.20

Tenancy renewal fee 30%

If the monthly rental is £500 you will pay a fee of £150

Major works fee 7.5%

If the works costs £500 you will pay a fee of £37.50.

HMO property registration (including 2 visits with council) £150 plus disbursements

In the event of cancellation during a tenancy the minimum fee that would be payable is the agreed Tenant Find Only fee listed above, plus other costs incurred, including a reasonable fee for the time management which has been provided. These costs might include the number of months of management service that has been provided and any disbursements such as arranging the EPC, the Gas Safety Record or other works.

### Charges for Certificates

Annual Gas Safety & Gas flue analyzer test	£55
Annual Electric Safety Certificate	£65
Annual Fire alarm Certificate	£55
Annual Emergency Lighting Certificate	£55
¼ Fire Alarm Inspections (3 required after Annual)	£25
Energy Performance Certificate	£70