

## 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.

<b>Landlord Fees</b>			
	<b>Fully Managed Service</b>	<b>Rent Collection Service</b>	<b>Tenant-Find Service</b>
<b>Tenancy set-up fee</b>	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	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	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
<b>Letting and Rent Collection Service</b>	14.4% of the rent received, deducted by the Agent If the monthly rental is £500 you will pay a fee of £72.	12% of the rent received, deducted by the Agent If the monthly rental is £500 you will pay a fee of £60.	
<b>Additional Charges</b>			
<b>Inventory (per tenancy)</b>	£115.2	£115.2	
<b>Registration of security deposit</b>	No charge	£50	£50
<b>Tenancy renewal fee</b>	30%  If the monthly rental is £500 you will pay a fee of £150	30%  If the monthly rental is £500 you will pay a fee of £150	30% only applicable if you wish us to take care of the renewal  If the monthly rental is £500 you will pay a fee of £150
<b>Amendments to existing tenancy agreements</b>	No charge	No charge	
<b>Periodic property inspections</b>	No charge		

## Landlord Fees

	Fully Managed Service	Rent Collection Service	Tenant-Find Service
Accompanied check-in & check-out inspections	No charge		
Key handover	No charge		
Filing of Non-Resident Landlord (NRL) returns	No charge	No charge	
Court attendance fee	No charge	No charge	
HMO, investment and development advice	No charge	No charge	No charge
HMO property registration (including 2 visits with council)	£150 plus disbursements	£150 plus disbursements	£150 plus disbursements
Major works fee or Management of property refurbishment	7.5% If the works costs £500 you will pay a fee of £37.50.	7.5% If the works costs £500 you will pay a fee of £37.50.	7.5% If the works costs £500 you will pay a fee of £37.50.
Annual Gas Safety & Gas flue analyzer test	£55	£55	£55
Annual Electric Safety Certificate	£65	£65	£65
Annual Fire alarm Certificate	£55	£55	£55
Annual Emergency Lighting Certificate	£55	£55	£55
¼ Fire Alarm Inspections (3 required after Annual)	£25	£25	£25
Energy Performance Certificate	£70	£70	£70

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.