

LANDLORDS SERVICES & FEES SCHEDULE

We are protected by the Propertymark Client Money Protection (CMP) scheme, giving peace of mind that all client funds are handled securely and we are also members of the Property Ombudsman redress scheme, providing independent resolution in the event of a dispute.

Let Only	Equivalent to one month's rent including VAT
Letting and Rent Collection	12% inc VAT (10% plus VAT)
Letting and Full Management	14.4% inc VAT (12% plus VAT)

Tenancy Set up (this does not apply to Let Only) <i>(Charged for every new let - Tenant references, right to rent checks, financial sanctions/PEP checks; preparation of the tenancy agreement, deposit registration).</i>	£480 inc VAT (£400 plus VAT)
Energy Performance Certificate	From £120 inc VAT (£100 plus VAT)
Landlord Gas Safety Certificate <i>(Including boiler service and up to 2 gas appliances)</i>	From £120 inc VAT (£100 plus VAT)
Electrical Installation Condition Report (EICR) <i>(Dependent on size of property/circuits)</i>	From £138 inc VAT (£115 plus VAT)
Portable Appliance Test Certificate (PAT)	From £60 inc VAT (£50 plus VAT)
Legionella Risk Assessment Report	From £72 inc VAT (£100 plus VAT)
Inventory New Take and Inventory Check Out <i>(Dependent on number of bedrooms/or size of property)</i>	Ask for current rates
Project Management works on non-day to day maintenance works (exceeding £1,000 inc VAT)	12% inc VAT of the total cost of works
Annual income and expenditure schedule	£30 inc VAT (£25 plus VAT)
Submission of Non-Resident Landlords receipts to HMRC	£36 inc VAT per return (£30 plus VAT)
Annual Rent Review & Service of Legal Notice (Section 13) to increase rent	£84 inc VAT (£70 plus VAT)
Submission of evidence to First Tier Tribunal for rent challenges (if required)	£60 inc VAT (£50 plus VAT)
Variation of contract	£72 inc VAT (£60 plus VAT)
Inspection visits (for non-managed)	£60 inc VAT (£50 plus VAT)
Deposit submission for dispute with TDS (if required)	£120 inc VAT (£100 plus VAT)
Service of Legal Notice (Section 8) to regain possession	We would recommend local solicitor – price confirmed on application
Court Attendance charged per hour	£60.00 inc VAT (£50 plus VAT)
*Withdrawal of the property prior to move in <i>If after terms have been agreed but before the tenancy agreement is executed.</i>	£500.00 inc VAT (£416.67 plus VAT)

Our rent collection and management commission is payable monthly based on the gross rent payable for the full term of the tenancy.

Our let only commission is payable upon commencement of the tenancy.

NB We may receive commission & referral fees from third party contractors