



Fees Charged to Landlords

All fees shown include VAT

FEE	FULLY MANAGED	LET ONLY WITH RENT COLLECTION	LET ONLY
MAX FEES CHARGED TO LANDLORDS %	16.8	12	12
MAX NEW LETTING SET UP FEE % of 12 months rent	6	6	N/A
RENT AND LEGAL PROTECTION %	POA- added to monthly fee	POA- added to monthly fee	POA- charged annually
TAX RETURN DATA	£60	£60	N/A
TENANCY AGREEMENT	£244	£244	£244
HOURLY CHARGE	£150	£150	£150
CONTRACTORS' COSTS	10%	10%	10%
HMO APPLICATION	£500	£500	£500
NO NRL1 APPROVAL	£45 pq	£45 pq	£45 pq
KEYS	£30	£30	£30
DEPOSIT HANDLING	INCLUDED	INCLUDED	£120
RENT REVIEW AND NOTICE PREPARATION	£150	£150	£150
NOTICE PREPARATION TO TERMINATE	£150	£150	£150
SIX MONTHLY PROPERTY VISITS	£90	£90	N/A
EXTRA PROPERTY VISITS	£90	£90	£90
CARBON MONOXIDE DETECTORS	£40	£40	£40
ELECTRICAL INSTALLATION CERTIFICATE	FROM £185	FROM £185	FROM £185
PORTABLE APPLIANCE TEST (UP TO 10 APPLIANCES)	£102	£102	£102
INVENTORY CHECK IN OR CHECK OUT	FROM £150 TO £450	FROM £150 TO £450	FROM £150 TO £450
ENERGY PERFORMANCE CERTIFICATE	£110	£110	£110
GAS SAFETY CERTIFICATE	£100	£100	£100
LEGIONELLA RISK ASSESSMENT	£78	£78	£78
DEED OF ASSIGNMENT/TRANSFER	£300	£300	£300
TENANT REFERENCING (PER TENANT OR GUARANTOR)	£100	£100	£100
VACANT PROPERTY CARE	£96pm	£96pm	£96pm

FEES CHARGED TO TENANTS

New Assured Periodic Tenancies

Initially the equivalent of one week's rent will be taken as a holding deposit which will form part of the 1st month's rent should you be successful.
 One month's rent in advance
 Refundable deposit of 5 weeks' rent

TENANTS' CHARGES DURING AND POST TENANCY

Emergency contractor hourly call out charge (where tenant is negligent or damages the property).	From £210+VAT
Tenancy change requested by tenants includes variations or novations, per agreed.	£50
Change of sharer at tenants' request	£50
Deed of Surrender	£360.00
Lost keys.	£cost of keys

REDRESS SCHEME

The Property Ombudsman Scheme

CLIENT MONEY PROTECTION SCHEME

Propertymark Client Money Protection (CMP) Scheme, as required by our membership of ARLA and NAEA. Our Client Money Handling Procedures are covered in Propertymark's Conduct and Membership Rules.