



Scale of Landlord Charges

Service Fees	
Rent Collection	15% inclusive of VAT
Fully Managed	18% inclusive of VAT
Set Up Fee This includes floor plans, professional photos, conducting viewings, the referencing of potential tenants, tenancy documentation, organising suppliers to undertake legal or essential work and arranging the check-in.	£750 inclusive of VAT
Energy Performance Certificate (EPC) It is a legal requirement for all properties to have an EPC and it is valid for 10 years.	£120 inclusive of VAT
Property Inventory Production	P.O.A.
Professional Out by an Inventory Clerk	P.O.A.
Landlord's Gas Safety Check or Electrical Checks	P.O.A.
Delayed Move In or Out by the Landlord If we are notified with less than 48 hours' notice.	£90 inclusive of VAT (£75 plus VAT)
One Off or Additional Property Visits If you would like one off or additional visits that are not included in the service level you have chosen	£75 inclusive of VAT (£62.50 plus VAT)
Fitting of Smoke Detectors and Carbon Monoxide Detectors	P.O.A.
Project Management on Refurbishments or Maintenance on Unoccupied Properties	£60 per hour inclusive of VAT (£50 plus VAT)
Tenancy Renewal Fee	There isn't a charge for our Fully Managed & Rent Collection Landlords
Services Relating to Court or Tribunal Proceedings	£250 inclusive of VAT for half a day, £500 inclusive of VAT for a full day
Commission on Late Payment of Fees by the Landlord	4% above the Bank of England base rate
Early Termination Fee	If you decide to sell the property with your Tenant in situ, £600 inclusive of VAT
Sale of Property at the end of the Tenancy	1.2% of sale value including VAT (1% plus VAT)

Contract Cancellation Fee (during a tenancy)

Where the Landlord cancels the Agent's instruction to provide a Let and Rent Collection of Full Management service, the Agent will charge and the Landlord will pay the minimum fee of one month's rent + VAT plus any other costs incurred, including a reasonable fee for the time management that has been provided.

Signed by the Landlord