

| <b>Service Fees</b>         |                     |                     |
|-----------------------------|---------------------|---------------------|
|                             | Ex VAT              | Inc VAT             |
| Tenant Find Only Service    | 3 week's rent + VAT | 3 week's rent + VAT |
| Rent collection set up fee  | 2 week's rent + VAT | 2 week's rent + VAT |
| Rent collection monthly fee | 7.5%                | 9%                  |
| Full Management set up fee  | 2 week's rent + VAT | 2 week's rent + VAT |
| Full Management monthly fee | 9%                  | 10.8%               |

| <b>Additional Fees</b>                                      |                    |                    |
|---|--------------------|--------------------|
|   | Ex VAT             | Inc VAT            |
| Rent guarantee service – managed (12 months)                | £300               | £360               |
| Tenant / guarantor references per person (first 3 included) | £25                | £30                |
| Tenancy renewal fee   | £160               | £192               |
| Landlord Withdrawal Fee (prior to tenancy commencing)       | 1 weeks rent + VAT | 1 weeks rent + VAT |
| Additional property visits                                  | £50                | £60                |
| <b>Inventories (add £24 inc VAT if furnished)</b>           |                    |                    |
| Property Size   | Ex VAT             | Inc VAT            |
| 1 bedroom   | £80                | £96                |
| 2 bedrooms  | £90                | £108               |
| 3 bedrooms  | £100               | £120               |
| 4 bedrooms  | £110               | £132               |
| 5 bedrooms +  | POA                | POA                |
| Check out report  | £75                | £90                |
| <b>Electrical Installation Condition Report (EICR)</b>      |                    |                    |
| Property Size   | Ex VAT             | Inc VAT            |
| 1 bedroom   | £180               | £216               |
| 2 bedrooms  | £180               | £216               |
| 3 bedrooms  | £180               | £216               |
| 4 bedrooms  | £180               | £216               |
| 5 bedrooms +  | POA                | POA                |
| Preparation of Documentation Pack for court proceedings     | £125               | £150               |
| Service of section 13 notice                                | £75                | £90                |
| Court attendance  | £175 + expenses    | £210 + expenses    |
| Deposit dispute evidence and claim                          | £60                | £72                |
| EPC   | £80                | £96                |
| Gas safety certificate                                      | £90                | £108               |
| Legionnaires Risk Assessment                                | £90                | £108               |
| Smoke/Carbon Monoxide alarm installation                    | £45                | £54                |

|   |                     |                     |
|---|---------------------|---------------------|
| Portable Appliance Test (PAT)   | £90                 | £108                |
| Property cleaning   | POA                 | POA                 |
| Changing lightbulbs   | £50 + cost of bulbs | £60 + cost of bulbs |
| Key cutting   | £15 + cost of keys  | £18 + cost of keys  |
| Annual Submission of Non-Resident Landlord to HMRC                      | £75                 | £90                 |
| Annual Summary Statement  | £75                 | £90                 |
| Prepare and Serve Notice to Quit (non-managed only)                     | £150                | £180                |
| Prepare and administer claims against deposit (non-managed only)        | £180                | £216                |
| Prepare and administer documents for disputed claims (non-managed only) | £300                | £360                |

Client money protection provided by:



Independent redress provided by:

