

## Service Fees

	Ex VAT	Inc VAT
Tenant Find Only Service	1 months' rent	1.2 months' rent
Rent collection set up fee	0.5 months' rent	0.6 months' rent
Rent collection monthly fee	7%	8.4%
Full Management set up fee	0.5 months' rent	0.6 months' rent
Full Management monthly fee	10%	12%

## Additional Fees

	Ex VAT	Inc VAT
Tenant / guarantor references per person (first 3 included)	£30	£36
Tenancy renewal fee	£180	£216
Deposit registration in our TDS account (non-managed only)	£50	£60
Landlord Withdrawal Fee (prior to tenancy commencing)	1 weeks rent	1.2 weeks rent
Additional property visits	£60	£72
Collection of 4 + months of upfront rent (Tenant Find only)	1% of rent collected	1.2% of rent collected
Changing lightbulbs	£50 + cost of bulbs	£60 + cost of bulbs
Key cutting	£25 + cost of keys	£30 + cost of keys
Landlord AML check (per check)	£25	£30
Payment to an international bank account (per payment)	£20	£24
<b>Rent Guarantee service (12 months, Managed and Rent Collection only)</b>		
Rents between £500 - £1499 pcm	£300	£360
Rents between £1500 - £2499 pcm	£350	£420
Rents between £2500 - £4499 pcm	£400	£480
Rents above £5000 pcm	POA	POA
<b>Inventories (add £30 inc VAT if furnished)</b>		
1 bedroom	£110	£132
2 bedrooms	£120	£144
3 bedrooms	£130	£156
4 bedrooms	£140	£168
5 bedrooms +	POA	POA
Check out report	£80	£96
EPC	£100	£120
Gas safety certificate	£100	£120
Legionnaires Risk Assessment	£100	£120

Smoke/Carbon Monoxide alarm installation (per alarm)	£60	£72
Portable Appliance Test (PAT)	£100	£120
Property cleaning	POA	POA
<b>Electrical Installation Condition Report (EICR)</b>		
1 bedroom	£180	£216
2 bedrooms	£200	£240
3 bedrooms	£220	£264
4 bedrooms	£240	£288
5 bedrooms +	POA	POA
Administer quarterly Non-Resident Landlord payment to HMRC	£40	£48
Annual Submission of Non-Resident Landlord to HMRC and provide NRL6 form	£75	£90
Prepare and Serve Section 21 notice	£150	£180
Prepare and Serve Section 13 notice	£180	£216
Preparation of Documentation Pack for court proceedings	£200	£240
Court attendance	£175 + expenses	£210 + expenses
Deposit dispute evidence and claim	£60	£72
Prepare and administer claims against deposit (non-managed only)	£150	£180
Prepare and administer documents for disputed claims (non-managed only)	£300	£360

Client money protection provided by:



Independent redress provided by:

