

## Lettings Fees and Expenses

### Service Fees

	Ex VAT	Inc VAT
<b>Let Only</b>	3 weeks' rent	3.6 weeks' rent
<b>Let and Management</b>		
<b>Set up</b>	0.5 month's rent	0.6 month's rent
<b>Monthly</b>	9%	10.8%

### Additional Fees

	Ex VAT	Inc VAT
Tenant / guarantor references per person (first 3 included)	£30	£36
Tenant Replacement Guarantee (Re-let within 6 months)	50% of original Let Only or Setup Fee	60% of original Let Only or Setup Fee
Deposit registration in our TDS account (Included in Management)	£50	£60
Landlord Withdrawal Fee (prior to tenancy commencing)	1 weeks' rent	1.2 weeks' rent
Additional property visit / Inspection	£50	£60
Collection of 4 + months of upfront rent (Included in Management)	1% of rent collected	1.2% of rent collected
Key cutting	£25 + cost of keys	£30 + cost of keys
Landlord ID & AML check (per person)	£25	£30
Payment to an international bank account (per payment)	£20	£24
<b>Rent Protection &amp; Legal Expenses Cover</b>		
Rents between £500 - £2500 pcm	£325	£390
Rents between £2501 - £4000 pcm	£400	£480
Rents between £4001 - £5000 pcm	£475	£570
Rents between £5001 - £8000 pcm	£POA	£POA
<b>Inventories</b> (add £30 inc VAT if furnished)		
1 bedroom	£110	£132
2 bedrooms	£120	£144
3 bedrooms	£130	£156
4 bedrooms	£140	£168
5 bedrooms +	POA	POA
Check out report	£85	£102
EPC	£100	£120
Gas Safety Certificate	£100	£120

Gas Safety Certificate and Boiler Service	£150	£180
Legionnaires Risk Assessment	£100	£120
Smoke/Carbon Monoxide alarm installation (per alarm)	£60	£72
Portable Appliance Test (PAT)	£100	£120
<b>Electrical Installation Condition Report (EICR)</b>		
1 bedroom	£200	£240
2 bedrooms	£220	£264
3 bedrooms	£240	£288
4 bedrooms	£260	£312
5 bedrooms +	POA	POA
Property Cleaning	POA	POA
Taking over Management set up fee	£180	£216
Administer quarterly Non-Resident Landlord payment to HMRC	£40	£48
Annual Submission of Non-Resident Landlord to HMRC and provide NRL6 form	£75	£90
Rent Review - Prepare and Serve Section 13 notice	£150	£180
Prepare and Serve Section 8 notice	£180	£216
Preparation of Documentation Pack for court proceedings for your solicitor	£200	£240
Court attendance	£175 + expenses	£210 + expenses
Prepare and administer claims against deposit (Included in Management)	£100	£120

Client Money Protection:



Independent Redress:

