

LANDLORD FEES SCHEDULE

Please ask a member of staff if you have any questions about our fees.

Service Type-

Tenant Find: 75% of rent inc VAT
Rent collection: 12% of rent (inc. VAT)
Fully managed: 14% of rent (inc. VAT)

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £70 (assessor not VATable) per tenancy
- Gas Safety Certificate (CP12) £120(inc. VAT) per tenancy, excluding boiler service
- Gas Safety Certificate (CP12) £160(inc. VAT) per tenancy to include boiler service
- Electrical Installation Condition Report (EICR) (inc. VAT) per tenancy depends on size of the property pricing starts from £135 inc vat
- Portable Appliance Testing (PAT) £40 (inc. VAT) per tenancy. Maximum 5 appliances
- Legionella Risk Assessment £72(inc. VAT) per tenancy
- Installing Smoke alarms and Carbon Monoxide £60 (inc VAT) per tenancy
- Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy £30 (inc. VAT) per tenancy

START OF TENANCY FEES

- Set-up Fees: £540 (inc. VAT) per tenancy.
- Title Check Download - £15 inc VAT (Optional can be provided directly)
- Financial Sanction Checks - If Zest Homes, need to issue a link - £25 inc VAT
- Guarantor Fees: £0(inc. VAT) per guarantor.
- Permitted Occupier Fees: £0(inc. VAT) per permitted occupier.

Inventory Fees-

Property Type	Unfurnished	Furnished
Studio	£100 Plus VAT	£160 Plus VAT
1 Bed Property	£135 Plus VAT	£195 Plus VAT
2 Bed Property	£150 Plus VAT	£210 Plus VAT
3 Bed Property	£185 Plus VAT	£245 Plus VAT
4 Bed Property	£200 Plus VAT	£260 Plus VAT

5 Bed Property	£225 Plus VAT	£285 Plus VAT
----------------	---------------	---------------

LANDLORD FEES SCHEDULE

Please ask a member of staff if you have any questions about our fees.

DURING TENANCY FEES

- Additional Property Visits: £36(inc. VAT) per visit.
- Rent Review Fees: £30 (inc. VAT) per tenancy.
- Renewal Fees: £120 (inc. VAT) per tenancy.
- Right-to-Rent Follow-Up Check: £60(inc. VAT) per check.
- Landlord Withdrawal Fees (during tenancy): £300(inc. VAT) per tenancy.

END OF TENANCY FEES

- Check-out Fees: £120(inc. VAT) per tenancy. Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.
- Tenancy Dispute Fee: £250(inc. VAT) per tenancy. The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit.
- Fees for the service of Legal Notices (Section 8 or Section 21): £144inc. VAT) per Notice.
- Court Attendance Fees: £72 (inc. VAT) per hour.

Commercial-

- Legal Lease Fee:£950 Plus VAT. Drawn up by a commercial solicitor who will liaise directly with the Landlord and tenant
- Letting Fee- 12% of the annual rent Inc. VAT

