

SUMMARY OF OUR STANDARD FEES FOR LETTINGS

Landlords

Service Type (all subject to a minimum fee of £720 inclusive of VAT)

Introduction Only	12% inclusive of VAT (10% + VAT) of rent due for the term of the initial tenancy agreement and any extension (paid in advance)
Rent Demand	15% inclusive of VAT (12.5% + VAT) of all rent due from the tenant(s) for the original term of the tenancy and any extension (deducted as the rent is collected i.e. monthly)
Fully Managed Service	18% inclusive of VAT (15% + VAT) of monthly rent (deducted as the rent is collected i.e. monthly) Please note that we also expect you to fund a reserve fund of not less than £250 (this increases to £500 for an overseas Landlord) per property for any emergency repairs.

Administration Fees (Landlord)

Administration fee for the compiling of a Tenancy Agreement	£180.00 inclusive of VAT
Renewal administration fees	£114.00 inclusive of VAT
<u>Tenancy Deposit Scheme</u> Where we hold the deposit <u>Right to Rent Checks</u>	£60.00 inclusive of VAT per tenancy in advance £6.00 inclusive of VAT per person
Abortive fees (if an offer is agreed by you, you instruct us to proceed with formalities and then you withdraw)	£240.00 inclusive of VAT Other costs incurred by us may also be charged

Tasks outside our TFO, TM or PM services

Works upon insurer's instruction	12% inclusive of VAT of the total value of works
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Tenants

Once you offer on a property, our fees upon your application: ALL FEES INCLUSIVE OF VAT

Applicant Referencing fee	£180.00 for a single reference and £120.00 for each additional reference.
Guarantor administration fee	£204.00 (for each prospective guarantor)
Tenancy Agreement Fee	£180.00 (this will increase to £300.00 for a company let)

Fees During Tenancy or Before Tenancy is Renewed

Tenancy renewal fee	£114.00
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Fees when you vacate

Reference request fee	£42.00
Check out Fee (paid for via the tenant on expiry of the tenancy subject to the landlord paying for a check in at the start of the tenancy)	This cost does vary dependant of the property size - FOR EXAMPLE - 1 bedroom flat unfurnished £120.00 up to 5 bedroom house unfurnished £216.00 PLEASE REQUEST A PRICE LIST

Seymours are a member of the Tenancy Deposit Scheme - an approved scheme. Seymours is proud to be a member of Ombudsman Services. Seymours Godalming is a member of the National Federation of Property Professionals Client Money Protection Scheme.

This document is intended as a summary of our standard fees and charges. We are happy to discuss varying our fees and charges based on your circumstances. Any variation must be agreed in writing - all oral discussions are subject to contract. (2 November 2017)