

### Rent Collection and Full Management Fees

If during the Sole Agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT.

Full Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable in advance or deducted from first rent payment	12% of the rent (10% + VAT)
Rent Collection Service Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable in advance or deducted from first rent payment	9.6% of the rent (8% + VAT)
Set Up Fee (This fee includes a Tenancy Agreement and transfer and management of your utilities)	£300.00 (£250.00 + VAT)
Inventory & Schedule of Condition	£150.00 (£125.00 + VAT)
Landlord Renewal Agreement	£114.00 (£95.00 + VAT)
Landlord Check-out Fee	£102.00 (£85.00 + VAT)
Compliance Indemnity	£13.20 (£11.00 + VAT) per month
Either of the following fees will apply should the Compliance Indemnity fee not be applicable:	
No Deposit Option Protection Fee	£4.80 (£4.00 + VAT) payable monthly
Protection of the Tenancy deposit with The Dispute Service	£4.80 (£4.00 + VAT) payable monthly
Premier Rent Guarantee Service - Complete peace of mind with your rent guaranteed	4.2% of the monthly rent (3.5%+ VAT) payable monthly

### Introduction Only Fees

Tenant Introduction Only Service	One month's rent plus VAT subject to a minimum of £630.00 (£525.00 + VAT) payable in advance or deducted from first rent payment.
Protection of the Tenancy Deposit with The Dispute Service	£66.00 (£55.00 + VAT) payable on commencement of the tenancy
Inventory / Check-out preparation	£150.00 (£125.00 + VAT)
Landlord Renewal Agreement	£114.00 (£95.00 + VAT)
Sale of the property to the tenant or third party	1.8% (1.5% + VAT)

Leaders is a member of PropertyMark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK

