

LANDLORD FEES SCHEDULE

NON-OPTIONAL FEES AND CHARGE

Initial Arrangement

A set up charge of £150 + VAT (£180 including VAT) will be made for all lettings. NO LET / NO FEE

Management Service

A charge of 10% + VAT (12% including VAT) of monthly rent.

Tenant Find Service

A charge comprising Initial Arrangement Fee, Inventory Fee plus half 1st months' rent + VAT

Compliance Checks

Landlords Statutory Compliance including Annual Gas Safety Certificates, Electrical Certificate, EPC, Legionella Risk Assessment, Smoke/CO2 alarm checks all provided at cost price from suitably qualified contractors. No Commission paid or received, No Referral Income, No Agent Admin Fee.

Inventory

A charge of £100 + VAT (£120 including VAT) Independently prepared inventory & schedule of condition report including photography at start of tenancy as recommended by ARLA & the TDS.

Miscellaneous & Sundry Charges

A charge of £50 + VAT (£60 including VAT) per service including but not limited to:

- Lease renewals including rent reviews / rent increases & issuing of formal notices
- Additional property inspections undertaken at the Landlords specific request.
- Possession paperwork, document duplication & third-party correspondence.
- TDS deposit dispute resolution administration. Court attendances.
- HMRC 'Right to Rent' compliance (named tenants only)
- Check out Inventory report & final meter readings

There may be other occasions where you may need to pay a fee for work carried out on your behalf. Prior authority will be requested and costs to be agreed beforehand.

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

CLIENT MONEY PROTECTION: C000498

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INDEPENDENT REDRESS:

