

LANDLORDS FEES

Scale of Fees for Sole Agency Lettings (initial term of 6 months or longer)

Letting service Find Only Service	8.4% Inc VAT (7% + VAT)
2nd year renewal Find Only Service	7.2% Inc VAT (6% + VAT)
3rd year and thereafter renewal Find Only Service	6% Inc VAT (5% + VAT)

Scale of Fees for Multi Agency Lettings (initial term of 6 months or longer)

Letting service Find Only Service	12% Inc VAT (10% + VAT)
2nd year renewal Find Only Service	9.6% Inc VAT (8.0% + VAT)
3rd year and thereafter renewal Find Only Service	7.2% Inc VAT (6% + VAT)

Lettings Service - Short Let (less than 4 Months) –	18% Inc VAT (15% + VAT)
Lettings Service - Renewal Service - fee reduced by	1.2% Inc VAT (1%+ VAT each year)

Scale of Fees in addition to the Lettings Fees stated above

Lettings Service - Rent Collection – taken monthly	3.6% Inc VAT (3% + VAT)
Lettings – Management Service – taken monthly	6% Inc Vat (5% + VAT)

ADDITIONAL CHARGES

Inventory Fees – depending on Size/Furnishings/Location	£120 Inc Vat to £250 Inc VAT
Property Refurbishment / Goods Supply -	12% Inc VAT (10% plus VAT)
Vacant Property Management -	£50.00 Inc VAT
Additional Vacant Property Visit Service-	£50.00 Inc VAT
HMO Application on behalf of Landlord -	£350 Inc VAT on application +Council Fees
HMO Application Renewal for the Landlord	£100 Inc VAT on renewal + Council Fees
Gas Safety certificate -	£65.00 Inc VAT (Yearly)
Electrical Safety Certificate – depends on property and size	£120 Inc VAT to £400 Inc Vat
EPC - depending on size and location	£75 Inc VAT
Deposit Protection via DPS -	£30.00 Inc VAT
Carbon Monoxide (CO) Fitted with standard CO Alarm	£65 Inc VAT
Smoke Alarm Fitting/Replacement -	£55 Inc VAT
Legionnaire's Testing -	£250 Inc VAT
Duplicate rental Statement -	£3.60 Inc Vat (Per Statement)
Annual Tax Return Statement	£43.20 Inc VAT
Abortive tenancy fee	£300 Inc Vat plus out of pocket expenses
Court Attendance fees are	£120 Inc VAT (£100 Plus VAT) per hour
Check and administer Landlord's Own Tenancy Agreement	£100.000 (Inc VAT)
Deed of Variation	£100.00 (Inc VAT)
Key Cutting Service	£10 Inc Vat plus Keys

MISCELLANEOUS COSTS

Arranging removal/replacement of any contents	£50.00 Inc VAT or 12% Inc VAT (10% Plus VAT) of the cost, which is greater
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