

SCALE OF CHARGES TO LANDLORDS

Fees can vary between offices. Please contact your local office for further information.

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| 1) Let Only Service | 60% (inc VAT), with a minimum fee of £480.00 inc VAT, payable for each letting where the tenant is introduced through the Agent |
| 2) Full Management Service | Initial setup fee of 50% of one months rent inc VAT, with a minimum fee of £300.00 inc VAT, plus 15.00% (inc VAT) of the rent received, deducted by the Agent |
| 3) Added Platinum Service | In addition to Full Management we can include Rent Guarantee, eviction legal costs & Tenant Deposit replacement for extra £129. |

The fees under the above service are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Additional Legal Charges

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| Inventory Service | £96 to £252 (inc VAT) subject to size of property |
| Legionella Risk Assessment | £48 (inc VAT) |
| Extra property visits | £60 (inc vat) |
| Deposit Protection | £120 (inc vat) Let Only (<i>Free on fully managed</i>) |

Handling Deposit disputes:

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| Managed | £30 (inc vat) |
| Unmanaged | £240 (inc vat) |

Fixed term tenancy renewal £150 (inc vat)

Court Attendances £240 (inc vat)

Service of Notices section 3,8,13,21 £60 (inc vat)

Accounting to HMRC for non- resident landlords £120 (inc vat) pa.

Minimum Fee

Where the Landlord cancels the Agent's instruction to provide a management service the Agent will charge and the Landlord will pay a fee based upon 3 months commission.

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above.

We may also receive commissions from Utility providers