

SCALE OF CHARGES LANDLORDS

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 £135.

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 Charges

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 Service	£120 (inc vat) Let Only (<i>Free on fully managed</i>)

Handling Deposit disputes:

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.