SCALE OF LANDLORD FEES

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| 1.1 | Marketing & Let Only Service | 1 Month’s Rent (Inc. VAT) |
| 1.2 | Rent Collection Service | 2 Week’s Rent (Inc. VAT) +9% (Inc. VAT) |
| 1.3 | Full Management Service | 2 Week’s Rent (Inc. VAT) +12% (Inc. VAT) |

MANDATORY REQUIREMENTS AND ASSOCIATED COSTS

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| --- | --- |
| EPC | £60.00 |
| Gas Safety Certificate | £60.00 |
| Local Authority Selective Licence | Cost specific to local authority |
| EICR Report | £150.00 |
| Smoke Detectors | One per floor - £72.00 Inc. VAT |
| Carbon Monoxide Detectors | £50.00 Inc. VAT |
| Tenant/Guarantor Reference Charge | £20.00 Inc. VAT Per Reference |

The fees under the above services 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 (AS AND WHEN THEY ARISE)

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| Tenancy Renewal Fee (To apply to ALL new tenancies. Also applies to renewed tenancies on services 1.1 and 1.2) | £75.00 (Inc. VAT) |
| Deposit Registration | £0.00 |
| Inventory Check in/out service | Upon quote |
| Professional Hourly Rate | £65.00 (Inc. VAT) |
| Duplicate Statement | £0.00 |
| Legionella Risk Assessment | Upon quote |
| Legal Notices | Free with Management |
| Rent Guarantee Insurance | From £200.00 (Inc. IPT) |
| Sale Of Property To Tenant | 1% (Inc. VAT) |

We may receive commissions from: Contractors, Insurance Companies, Referencing Companies, Utility Providers.

CONTRACT CANCELLATION FEE (During a tenancy)

Where the Landlord cancels the Agent’s instruction to provide a Let and Rent Collection or Full Management service, the Agent will charge and the Landlord will pay the minimum fee that would be payable for the Let Only Service plus any other costs incurred, including a reasonable fee for the time management that has been provided.