

BREAKDOWN OF FEES

Service	Let only	Rent collection	Fully managed
Monthly Management fee	N/A	12% (inc VAT)	14% (inc VAT)
Tenant finding fees-up to £1000	1 Months rent (inc VAT)	£300 (inc VAT)	£300 (inc VAT)
Tenant finding fees-over £1000	1 Months rent (inc VAT)	£360 (inc VAT)	£360 (inc VAT)
Referencing (per person)	Included	£24 (inc VAT)	£24 (inc VAT)
Tenancy Agreement	Included	£96 (inc VAT)	£96 (inc VAT)
Deposit registration	Included	£48 (inc VAT)	£48 (inc VAT)
Tenant Check in	Included	Included	Included
Inventory	Included	Included	Included
Gas safety check	From £125 (£104 + VAT)	From £125 (£104 + VAT)	From £125 (£104 + VAT)
Electrical installation certificate	From £300 (£250 + VAT)	From £300 (£250 + VAT)	From £300 (£250 + VAT)
Legionnaires Test	From £90 (£75 + VAT)	From £90 (£75 + VAT)	From £90 (£75 + VAT)
EPC	From £60 (£50 + VAT)	From £60 (£50 + VAT)	From £60 (£50 + VAT)

Potential/additional fees

Service	Let only	Rent collection	Fully managed
Tenancy Renewal	£100 (inc VAT)	£100 (inc VAT)	£100 (inc VAT)
Tenant Check out	£100 (inc VAT)	£100 (inc VAT)	£100 (inc VAT)
Serving of notices	£60 (inc VAT)	£60 (inc VAT)	£60 (inc VAT)
Additional Property visits	£60 (inc VAT)	£60 (inc VAT)	£60 (inc VAT)
Court appearance - Per hour	£60 (inc VAT)	£60 (inc VAT)	£60 (inc VAT)
Non UK residents accounting to HMRC (pa)	£180 (inc VAT)	£180 (inc VAT)	£180 (inc VAT)
Oversee repairs and work on property	N/A	N/A	12% (inc VAT)

For rent collection & fully managed services, rents are paid on a monthly basis, by the tenant paying into our office direct. On receipt of the monies these are accounted over to you once a month. On your instructions deductions will be made from the monthly payment of rent for such items as repairs, and our commission. The balance will then be paid into your bank account and a detailed statement is sent to you.

The payment will be sent to your account by BACS approximately 7-10 working days after the rent due date.