

<b>Fees</b>	<b>Fully Managed</b>	<b>Rent Collect</b>	<b>Let Only</b>
<b>INITIAL SET UP &amp; LEGAL ADMINISTRATION, INCLUDING TENANCY AGREEMENT:</b> A one off non-refundable payment due only at the beginning of each new tenancy.	50% of the first months rent plus vat	50% of the first months rent plus vat	No set up fee
<b>LETTING FEES BY SERVICE PROVIDED:</b>	12.5% plus vat of the first years rent (& For the duration of the tenancy)	10% plus vat of the first years rent (& For the duration of the tenancy)	10% plus vat of the first years rent (& subsequent renewals with the same tenant)
<b>RENEWAL ADMINISTRATION FEE:</b> Renewal, Extension or change to Statutory Periodic Tenancy to existing Tenant.	£120.00 <i>Inc. vat</i>	£120.00 <i>Inc. vat</i>	£120.00 <i>Inc. vat</i>
<b>LODGING SECURITY DEPOSIT WITH TENANCY DEPOSIT SCHEME:</b>	Included	Included	£48.00 <i>Inc. vat</i>
<b>INVENTORY, SCHEDULE OF CONDITION &amp; TENANT CHECKIN:</b> – Cost varies depending on size of property.	From £240 Inc. vat TBC	From £240 Inc. vat TBC	From £240 Inc. vat TBC
<b>TENANT CHECK OUT &amp; FINAL INSPECTION:</b> – Cost varies depending on size of property.	From £180 Inc. vat TBC	From £180 Inc. vat TBC	From £180 Inc. vat TBC
<b>ISSUING OF POSSESSION NOTICE TO END A TENANCY:</b>	Included	£120.00 <i>Inc. vat</i>	£120.00 <i>Inc. vat</i>
<b>LETTING TEAM:</b> <i>Price per hour or part thereof:</i> Dealing with matters related to the Tenancy. (Subject to availability)	Included	£90.00 <i>Inc. vat plus travel</i>	£90.00 <i>Inc. vat plus travel</i>
<b>MANAGEMENT TEAM:</b> <i>Price per hour or part thereof:</i> Dealing with other matters related to the Tenancy.	£120.00 <i>Inc. vat plus, travel</i>	Not Included	Not Included
<b>Example Fees</b> <i>For illustration purposes only. If the Property let for a Rental Asking Price of £1750.00 pcm fees would be:</i>	<b>Fully Managed</b>	<b>Rent Collect</b>	<b>Let Only</b>
<b>Initial Set Up</b>	£1050.00 <i>Inc. vat</i>	£1050.00 <i>Inc. vat</i>	No set up fee
<b>Letting Fee</b>	£262.50 <i>Inc. vat</i> Of the first month's rent (For the duration of the tenancy, and subsequent renewals)	£210.00 <i>Inc. vat</i> Of the first month's rent (For the duration of the tenancy, and subsequent renewals)	£2,520.00 <i>Inc. vat</i> Of the first years rent (And subsequent renewals)

**These Example Fees are for demonstration purposes only.**

**The amounts due may increase or decrease depending upon the final agreed Rental Price.**

<b>Optional Services</b> <i>Prices are shown Inclusive of vat.</i>	<b>Providers Charge to Us</b> <b>Including vat</b>	<b>Our Charge To You</b> <b>Including vat</b>
Energy Performance Certificate (EPC) <i>Price from</i>	£96.00 <i>Inc. vat</i>	£96.00 <i>Inc. vat</i>
Landlord Gas Safety Record (Certificate) <i>Price from</i> Price will increase if more than one gas appliance is present.	£70.20 <i>Inc. vat</i>	£78.00 <i>Inc. vat</i>
Landlord Gas Safety Record (Certificate) plus boiler service. <i>Price from</i>	£129.60 <i>Inc. vat</i>	£144.00 <i>Inc. vat</i>
Electrical Installation Condition Report ( <b>EICR</b> ) Price depends upon the size of The Property. <i>Price from</i>	£ 140.40 <i>Inc. vat</i>	£156.00 <i>Inc. vat</i>
Portable Appliance Testing (PAT) Including 20 items Price will increase if more than 20 items are tested - £1 per additional item. <i>Price from</i>	£70.20 <i>Inc. vat</i>	£78.00 <i>Inc. vat</i>
Legionella Risk Assessment, price is dependent upon size of property. <i>Price from</i>	Prices from: £56.00 <i>Inc. vat</i>	Prices from: £56.00 <i>Inc. vat</i>
Removal of Goods from The Property Price is dependent upon type and volume of items. <i>Price from</i>	Prices from: £58.50 <i>Inc. vat</i>	Prices from: 65.00 <i>Inc. vat</i>
Eviction Service: <i>Price from</i>	£600 <i>Inc. vat</i>	£600 <i>Inc. vat</i>
End/Pre Tenancy Professional Clean Price is dependent upon size of The Property. <i>Price from</i>	£135.00 <i>Inc. vat</i>	£ 150.00 <i>Inc. vat</i>
End/Pre Tenancy Professional Carpet Clean Price is dependent upon size of The Property. <i>Price from</i>	£135.00 <i>Inc. vat</i>	£ 150.00 <i>Inc. vat</i>
Additional property inspections for managed properties.	£120.00 <i>Inc. vat</i> <i>per inspection</i>	£120.00 <i>Inc. vat</i> <i>per inspection</i>
Property inspections for non-managed properties.	£200.00 <i>Inc. vat</i> <i>per inspection</i>	£200.00 <i>Inc. vat</i> <i>per inspection</i>
Submitting evidence and documents to the tenancy deposit scheme for arbitration ( <i>Included in managed service only</i> ).	£120.00 <i>Inc. vat</i>	£120.00 <i>Inc. vat</i>