

Fees Scale	Let Only (inc VAT)	Rent Collection (inc VAT)	Fully Managed (inc VAT)
Rent Gaurantee Insurance	£250 per annum	5.2% of monthly rent	5.2% of monthly rent
Tenant find Fee	£388.80	£298.80	£298.80
Tenat reference fee	£36 per applicant	Included in tenant find fee	Included in tenant find fee
Tenant Gaurantor fee	£36 per applicant	Included in tenant find fee	Included in tenant find fee
Preparation and signing of Tenancy Agreement	£90	Included in tenant find fee	Included in tenant find fee
Inventory with Photographic Evidence *	Between £88.80 & £240	Between £52.80 & £174	between £52.80 & £174
Energy Performance Certificate	£90	£90	£60
Gas Safety Certificate	£90	£90	£60
Gas Servicing boiler and hob/oven	£96	£95	£64
Portable appliance testing (10 items)	£78	£78	£42
Key Cutting (plus cost of keys)	£12	£12	Included in monthly management fee
Check In report	£106	£84	£84
Check out report	£106	£84	£84
Rent Collection	N/A	4.8% of monthly rent	Included in monthly management fee
Late payment chasing letters	N/A	Included in rent collection fee	Included in monthly management fee
Quarterly Inspection visits and reports	£60	£60	Included in monthly management fee
24 hour emergency contact	N/A	Included in monthly management fee	Included in monthly management fee
arrangement and monitoring of maintenance works	N/A	£28 per issue in addition to cost of works	Included in monthly management fee
ammendment of tenancy agreement including occupier changes and tenancy renewal **	£84	£84	Included in monthly management fee
Serving of Legal notice and rent increase paperwork	£84	£84	Included in monthly management fee
Attending court - full or part day	£240	Included in monthly management fee	Included in monthly management fee
Deposit Management -excluding Inventory with Photographic Evidence which is required	£84	£84	Included in monthly management fee
Monthly Management Fee	N/A	N/A	9.6% of monthly rent

* Cost will be dependant on size of property and if Furnished or Unfurnished and is compulsory on managed properties

** This cost excludes any additional referencing that maybe required

*** Ending a tenancy early can only occur if BOTH landlord(s) and tenant(s) all agree in writing and the existing tenant will be subject to an administration charge of £388.80 plus a Check out and new Inventory cost and as above in Let Only fee

**** All fees quoted include V.A.T at the prevailing rate

Cancellation charges

Tenant Find - In the event this agreement is cancelled by the Landlord, once marketing has begun and a tenant reference has commenced but prior to the start of the tenancy, a cancellation fee of £295.00 is payable.

Rent Collection & Fully Managed - In the event this agreement is cancelled by the Landlord, once marketing has begun and a tenant reference has commenced but prior to the start of the tenancy, a cancellation fee of £295.00 is payable.
If the agreement is cancelled during the period of the tenancy, 30 days notice is required in writing, the withdraw/cancellation fee will be equivalent to one month's rent.