

Fees Scale	Let Only (inc VAT)	Rent Collection (inc VAT)	Fully Managed (inc VAT)
Rent Gaurantee Insurance	2.2% of 12 monthly rent	2.2% of 12 monthly rent	2.2% of 12 monthly rent
Tenant find Fee	£288.80	£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	£190	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
5 Year Electrical Safety Certificates	£172	£172	£132
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
amendment 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

Tenants Fees:

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

Before referencing can commence a holding deposit will be taken by AJ Homes, equivalent to one weeks rent.

** This cost excludes any additional referencing that maybe required

This Holding deposit is fully refundable should either the Agent or Landlord withdraw the property prior to signing the Assured Shorthold Tenancy Agreement

*** Ending a tenancy early can only occur if BOTH landlord(s) and tenant(s) all agree in writing and the existing tenant

However, a fee will be deducted should you withdraw your interest in the property prior to signing the Assured Shorthold Tenancy Agreement or you fail referencing.

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

(note: it will be deemed a failed reference if information required from yourself or an associate is outstanding for more than 14 days from the reference commencement).

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

The breakdown of costs applied are as follows: £36 per applicant for tenancy application fees.

Cancellation charges

£60 per applicant for agent administration fees i.e. preparing the assured shorthold tenancy agreement.

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.

£180 property remarketing fee. £30 cancellation of inventory fee.

The maximum deductions cannot exceed the one weeks holding deposit taken. Any monies still held by the agent will be returned within 7 days. All fees are inclusive of V.A.T.

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.