

TO LANDLORDS

Charges for Letting Services

Letting & Rent Collection	12% inclusive of VAT (10% plus VAT) of the agreed rent for the entire term due in full at the commencement of the tenancy.
Letting & Property Management	15.6% inclusive of VAT (13% plus VAT) of the agreed rent for the entire term.
Short Letting (inclusive of Property Management)	21.6% inclusive of VAT (18% plus VAT) of the agreed rent for the entire term and any renewal/extension due in full at the commencement of the tenancy and renewal / extension.
Renewal commission fee	12% inclusive of VAT (10% plus VAT) for lettings and rent collection of agreed rent for the total rental term under the terms of the tenancy. 15.6% inclusive of VAT (13% plus VAT) for full management service including rent collection.

Agreement and Arrangement fees for Landlord/s.

New Tenancy Agreement fee	£120 inclusive of VAT (£100 plus VAT) payable by the Landlord/s.
Tenancy Renewal Agreement fee	£60 inclusive of VAT (£50 plus VAT) payable by the Landlord/s.
Deposit Registration fee	£18 inclusive of VAT (£15 plus VAT) payable by the Landlord/s at the start of the tenancy.
Gas Safety Check arrangement fee	£24 inclusive of VAT (£20 plus VAT) plus the cost of the gas safety check.
Portable Appliance Test (PAT) arrangement fee	£24 inclusive of VAT (£20 plus VAT) plus the cost of the PAT test.
Fixed Electrical Wiring Test arrangement fee	£24 inclusive of VAT (£20 plus VAT) plus the cost of the test.
EPC arrangement fee	£24 inclusive of VAT (£20 plus VAT) plus the cost of the EPC.
Legionnaires Assessment arrangement fee	£24 inclusive of VAT (£20 plus VAT) plus the cost of the assessment.

Miscellaneous Charges

Overdue fees	Subject to Interest of 5% over the base lending rate of Lloyds Bank.
Payments to overseas accounts	The bank's fee will be passed on to the Landlord/s.
Serving of Notices	Included in our Lettings and Management Fees.
Courts and Tribunals appearance	£120 inclusive of VAT (£100 per hour plus VAT).

Applicable to the Fully Managed Service

Vacant Management	£90 inclusive of VAT (£75 plus VAT) per month.
Emergency Works under £500	Will be attended to without consultation with the Landlord/s unless otherwise instructed in writing.

