

## SCALE OF CHARGES – LANDLORD SERVICES

An amount payable as a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

**\*\* All prices shown are inclusive of VAT unless otherwise specified.**



### LET ONLY SERVICE (Residential / Commercial)

#### Let Only fee

**£450**

Service includes marketing the property, viewings, preparing and signing of tenancy documents, check-in appointment, utility and council tax transfer, submitting security deposit to an appropriate deposit protection scheme prior to transfer to Landlord's own deposit protection account as required.

#### \*End of Contract check-out service (Let Only) £150

Service available only where outgoing tenants have been placed by our agency. Includes property condition report supplied on e-mail with photographs where applicable. Meter readings recorded, receipt of keys and utility / council tax transfer.

### FULL MANAGEMENT SERVICE (Residential / Commercial)

#### New Occupation Contract Arrangement & Set-up Fee £354

Chargeable at the start of each new tenancy (excluding renewals of existing tenancies). Service includes marketing the property, viewings, tenant referencing, preparing tenancy documents, check-in appointment, utility and council tax transfer, submitting security deposit to DPS as necessary.

#### Management commission

Invoiced monthly as a deduction from rental income received in respect of property management services.

#### 12% of monthly rent + VAT

Standard commission rate

#### 10% of monthly rent + VAT

(where 3 or more properties are managed)

#### Contract renewal fee (Fixed Term) £66

#### Management transfer fee £90

In the event of Management Agreement cancellation during a continued period of occupancy, the minimum fee is £354 plus any other disbursements incurred by our agency which remain outstanding.

### INVENTORY PREPARATION (\*Residential)

Property condition and contents fully itemised as an inventory document. Chargeable once at start of first full management tenancy for each property. Written and photographic inventories supplied on request for Let Only tenancies.

<b>Unfurnished property</b>	<b>Studio £120</b>	<b>1 &amp; 2 beds £180</b>	<b>3+ beds £210</b>
<b>Furnished property</b>	<b>Studio £150</b>	<b>1 &amp; 2 beds £210</b>	<b>3+ beds £240</b>
<b>Photographic inventory</b>	<b>Full management tenancies</b>	<b>INCLUDED</b>	
	<b>Let Only tenancies</b>	<b>£120</b>	

**\*Commercial inventory fees available on request.**

**Our agency holds client money protection insurance through Client Money Protect.**

Referral Fee Disclosure: Please note that we **do not** receive commissions, referral fees, gratuities or other benefits from any of our contractors or third party service providers. All fees listed above are outlined in our Terms of Business. Other ad-hoc fees may be applicable on some occasions but communicated to you prior to charging. If you have questions regarding the fees listed above, please speak to one of the team.