

LANDLORD FEES		
CORE FEES	Letting Service	Managed Service
Upfront Marketing Fee payable from 1 <sup>st</sup> months’ rent	£540.00 (net £450) and 9.6% (net 8%) of the term of tenancy rent.	£540.00 (net £450)
Service Fee payable monthly		12% (net 10%) Rent Managed 18% (net 15%) Fully Managed
Tenancy Renewal Fee payable on execution of agreement	£180 (net £150)	£180 (net £150)
Referencing Fee payable from 1 <sup>st</sup> months’ rent	N/A	N/A
ADDITIONAL FEES MAY APPLY	Letting Service	Managed Service
Initial Deposit Registration	£46.80 (net £39)	£46.80 (net £39)
Renewing Registration in Subsequent Years	£46.80 (net £39)	£46.80 (net £39)
No Deposit Scheme	£48.00 annually (net £40.00)	
Withdrawal Fee for Failed Tenancy Start	£540.00 (net £450)	
Withdrawal Fee post Tenancy Commencing	9.6% (net 8%) of the rent due for the remaining term.	
Property Condition Assessments	Letting Service	Managed Service
Studio Inventory & Check In	Unfurnished £162.00 (net £135.00) Furnished £234.00 (Net £195.00)	Unfurnished £162.00 (net £135.00) Furnished £234.00 (Net £195.00)
1 bedroom Inventory & Check In	Unfurnished £180.00 (Net £150.00) Furnished £252.00 (Net £210.00)	Unfurnished £180.00 (Net £150.00) Furnished £252.00 (Net £210.00)
2-bedroom Inventory & Check In	Unfurnished £216.00 (Net £180.00) Furnished £288.00 (Net £240.00)	Unfurnished £216.00 (Net £180.00) Furnished £288.00 (Net £240.00)
3 bedroom Inventory & Check In	Unfurnished £252.00 (Net £210.00) Furnished £324.00 (Net £270.00)	Unfurnished £252.00 (Net £210.00) Furnished £324.00 (Net £270.00)
4 bedroom Inventory & Check In	Unfurnished £300.00 (Net £250.00) Furnished £444.00 (Net £370.00)	Unfurnished £300.00 (Net £250.00) Furnished £444.00 (Net £370.00)
5 bedroom Inventory & Check In	Unfurnished £360.00 (Net £300.00) Furnished £504.00 (Net £420.00)	Unfurnished £360.00 (Net £300.00) Furnished £504.00 (Net £420.00)
6 bedroom Inventory & Check In	Unfurnished £408.00 (Net £340.00) Furnished £552.00 (Net £460.00)	Unfurnished £408.00 (Net £340.00) Furnished £552.00 (Net £460.00)
7 bedroom Inventory & Check In	Unfurnished £408.00 (Net £390.00) Furnished £552.00 (Net £510.00)	Unfurnished £408.00 (Net £390.00) Furnished £552.00 (Net £510.00)
Studio Check Out	Unfurnished £120.00 (net £100.00) Furnished £192.00 (net £160.00)	Unfurnished £120.00 (net £100.00) Furnished £192.00 (net £160.00)
1 bedroom Check Out	Unfurnished £144.00 (net £120.00) Furnished £216.00 (net £180.00)	Unfurnished £144.00 (net £120.00) Furnished £216.00 (net £180.00)
2 bedroom Check Out	Unfurnished £168.00 (net £140.00) Furnished £240.00 (net £200.00)	Unfurnished £168.00 (net £140.00) Furnished £240.00 (net £200.00)
3 bedroom Check Out	Unfurnished £192.00 (net £160.00) Furnished £264.00 (net £220.00)	Unfurnished £192.00 (net £160.00) Furnished £264.00 (net £220.00)
4 bedroom Check Out	Unfurnished £240.00 (net £200.00) Furnished £384.00 (net £320.00)	Unfurnished £240.00 (net £200.00) Furnished £384.00 (net £320.00)
5 bedroom Check Out	Unfurnished £312.00 (net £260.00) Furnished £456.00 (net £380.00)	Unfurnished £312.00 (net £260.00) Furnished £456.00 (net £380.00)
6 bedroom Check Out	Unfurnished £360.00 (net £300.00) Furnished £504.00 (net £420.00)	Unfurnished £360.00 (net £300.00) Furnished £504.00 (net £420.00)
7 bedroom Check Out	Unfurnished £420.00 (net £350.00) Furnished £564.00(net £470.00)	Unfurnished £420.00 (net £350.00) sFurnished £564.00(net £470.00)
Rent and Legal Protection		
£0 – £500	£40.80 pcm (net £34.00)	
£501 - £1000	£42.00 pcm (net £35.00)	
£1001 - £1500	£44.40 pcm (net £37.00)	
£1501 – £2000	£44.40 pcm (net £37.00)	
£2001 - £2500	£45.60 pcm (net £38.00)	
£2501 - £3000	£50.40 pcm (net £42.00)	
£3001+	3% plus VAT of the monthly rent eg. 3% plus VAT of £3,500 pcm = £126 pcm (net £105.00)	
Compliance Checks and Certificates		
Gas Safety Record	Individually quoted	
Gas Safety Record & Smoke Alarms/Carbon Monoxide Certificate	Individually quoted	
Heating and Hot Water Annual Servicing	Individually quoted	
Electrical Installation Condition Report (EICR)	Individually quoted	
Portable Appliance Test (PAT)	Individually quoted	

EICR & PAT	Individually quoted	
Legionella Risk Assessment	Individually quoted	
Energy Performance Certificate (EPC)	Individually quoted	
Obtaining Head Lease and/or clarification of ownership via the Land Registry	Individually quoted	
HMO		
Licence application fee (HMO/Additional/Selective)	Individually quoted	
Floorplan	Individually quoted	
Fire Risk Assessment	Individually quoted	
Fire Detection Certificate	Individually quoted	
Fire Blanket Installation	Individually quoted	
Emergency Lighting Certificate	Individually quoted	
Fire Detection and Emergency Lighting	Individually quoted	
Fire Fighting Equipment Annual Service	Individually quoted	
Change of Sharer	Individually quoted	
Fire Fighting Equipment Annual Service	Individually quoted	
Change of Sharer	Individually quoted	
Accounts		
Providing an Annual Statement for Tax Assessment	£120.00 (net £100)	
Penalties Levied on or by the Agent Due to a shortfall of funds	3% above Barclays Lending Rate	
Submission of Non-Resident Landlord receipts to HMRC, to remit and balance the financial return to HMRC quarterly	£120.00 per annum (net £100.00)	
Misc	Letting Service	Managed Service
Professional Photographs and Floorplan	£144.00 (net £120.00)	
Key cutting	£48.00 (net £40.00) plus key costs	
Additional Visits to property	£96.00 (net £80.00)	
Waiting time at property	£60.00 (net £50.00) per hour	
CHAPS Payment	£36.00 (net £30.00)	
Court Appearance Charge	£480.00 (£400.00 net)	
Instructing contractors for non-managed properties	£48.00 (net £40.00) plus cost of invoice	Included
Serving notice Section 8, 21 Notice	£180.00 (net £150.00)	Included
Section 13 Notice service	£180.00 (net £150.00)	£180.00 (net £150.00)
Supply of Smoke Alarm at Check In if required	Individually quoted	
Supply of Carbon Monoxide detector at Check In if required	Individually quoted	
Forwarding of Mail	£24.00 (net £20.00) + postage costs	
Early Surrender fee (other than use of breakclause)	£240.00 (net £200.00)	
AML Fees		
Landlord Check	£10.00 (£8.33 net) per person	
Tenant Check	£10.00 (£8.33 net) per person	
Guarantor Check	£10.00 (£8.33 net) per person	
Proof of Ownership	£12.00 (£10.00 net)	