

Landlord Fees Schedule

Full Management and Rent Collection Fees

If during the sole agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT

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| Full Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly. | 18% of the rent, inclusive of VAT (15%+VAT) |
| Compliance Fee | £13.20 inclusive of VAT (£11.00 + VAT) per month |

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| Rent Collection Service Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly | 15.6% of the rent, inclusive of VAT (13% +VAT) |
| Protection and holding of tenancy deposit OR Contribution towards administration of No Deposit Scheme | £4.80 inclusive of VAT (£4.00 + VAT) per month |

Plus

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| Set Up Fee (This Fee includes a Tenancy Agreement and transfer and management of your utilities) | £540.00 inclusive of VAT (£450.00 + VAT)* *See HMO Compliance Set Up Fee if HMO Management selected. |
| Landlord Renewal | £198.00 inclusive of VAT (£165.00 + VAT) |
| Inventory and Schedule of Condition | 1 Bed Unfurnished £168.00/Furnished £186.00 2 Bed Unfurnished £186.00/Furnished £204.00 3 Bed Unfurnished £204.00/Furnished £222.00 4 Bed Unfurnished £222.00/Furnished £240.00 5 Bed Unfurnished £258.00/Furnished £276.00 6+ Beds – Prices on Request All prices inclusive of VAT |
| Landlord Check Out Fee | 1 Bed Unfurnished £126.00/Furnished £132.00 2 Bed Unfurnished £144.00/Furnished £156.00 3 Bed Unfurnished £156.00/Furnished £180.00 4 Bed Unfurnished £168.00/Furnished £198.00 5 Bed Unfurnished £192.00/Furnished £228.00 6+ Beds – Prices on Request All prices inclusive of VAT |
| Premier Service | 4.2% of the monthly rent inclusive of VAT (3.5% + VAT) payable monthly |
| HMO Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods, payable monthly. | 2.4% inclusive of VAT of the rent (2% + VAT)* |
| HMO Compliance Set Up Fee (This Fee includes a Tenancy Agreement and transfer and management of your utilities) | £690.00 inclusive of VAT (£575.00 + VAT) |
| HMO Licence Application | £480.00 inclusive of VAT (£400.00 + VAT) |
| HMO Licence Renewal | £240.00 inclusive of VAT (£200.00 + VAT) |
| Annual HMO Licence Holder Fee | £180.00 inclusive of VAT (£150.00 + VAT) payable annually |

Introduction Only Fees

If during the Sole Agency period other agents are instructed, the commission rate will be increased by 20% including VAT of one month's rent.

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| Tenant Introduction Only Services | Equivalent to one months' rent plus VAT*. Payable prior to completion. £240.00 inclusive of VAT (£200.00 + VAT)* for any renewal or extension of any Tenancy or for any Rent review thereafter, payable on commencement of the renewal Term or rental period or commencement of the rent review process. *Sole Agency |
| Protection of the Tenancy Deposit with The Dispute Service | £66.00 inclusive of VAT (£55.00 + VAT) payable on the commencement of the tenancy |
| Inventory | 1 Bed Unfurnished £168.00/Furnished £186.00 2 Bed Unfurnished £186.00/Furnished £204.00 3 Bed Unfurnished £204.00/Furnished £222.00 4 Bed Unfurnished £222.00/Furnished £240.00 5 Bed Unfurnished £258.00/Furnished £276.00 6+ Beds – Prices on Request All prices inclusive of VAT |
| Check Out Fee | 1 Bed Unfurnished £126.00/Furnished £132.00 2 Bed Unfurnished £144.00/Furnished £156.00 3 Bed Unfurnished £156.00/Furnished £180.00 4 Bed Unfurnished £168.00/Furnished £198.00 5 Bed Unfurnished £192.00/Furnished £228.00 6+ Beds – Prices on Request All prices inclusive of VAT |

Standard/Additional Fees – applicable to all tenancies

Legal Fees (All charges are included if the Premier Service has been purchased) – Fees quoted below are inclusive of VAT

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| Providing fast track possession documents | £48.00 |
| Court appearance notes | £120.00 |
| Service of a Legal Notice for Possession* | £72.00 |

Additional Fees – Fees quoted below are inclusive of VAT

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| Instruction of either a gas safety record or electrical certificates | Contractor invoice plus £30.00** arrangement |
| EPC (Energy Performance Certificate) | £90.00 |
| Desktop MEES (Minimum Energy Efficiency Standards) Report | £48.00 |
| Green Deal Assessment | £150.00 |
| Service of a legal notice | £72.00 |
| Change Of Tenant/Sharer Fee (Agent Instructed on Managed or Rent Collection Service) | £150.00 |
| Change Of Tenant/Sharer Fee (Agent Instructed on Introduction Only Service) | £420.00 |
| Amending a Tenancy Agreement at a Landlord's request to include endorsements | £60.00 |
| Rent Review for a Periodic Tenancy | £90.00 |
| Deposit Dispute Submission Fee | £120.00 |
| Key cutting | Invoice value plus £12.00 |
| Shopping fee | Invoice value plus £42.00 |
| Tax | |
| Provision of a comprehensive annual Income and Expenditure Report suitable for submission with a tax return | £59.40 |

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| Project manage on behalf of the Landlord any major Works exceeding £500.00 + VAT | 12% of the contractor's invoice |
| Property Inspections and Visits Additional visits made by the Agent to the property at the specific request of the Landlord | £42.00 per property visit |

*included in Managed Service

**£30.00 arrangement Fee included in Managed Service