

## Rent Collection and Full Management Fees

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

Full Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly	18% of the rent (15% + VAT)
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 (13% + VAT)
Set Up Fee (This fee includes a Tenancy Agreement and transfer and management of your utilities)	£438.00 (£350.00 + VAT)*  *See HMO Compliance Set Up Fee if HMO Management selected.
Landlord Renewal Agreement	£198.00 (£165.00 + 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 (3.5%+ VAT) payable monthly
Compliance Indemnity	£13.20 (£11.00 + VAT) per month
Either of the following fees will apply should the Compliance Indemnity fee not be applicable:	
No Deposit Option Administration Fee	£4.80 (£4.00 + VAT) payable monthly
Protection of the Tenancy deposit with The Dispute Service	£4.80 (£4.00 + VAT) payable monthly
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
HMO Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods, payable monthly.	2.4% of the rent (2% + VAT)*  *In addition to the Full Management or Rent Collection Service Fee
HMO Compliance Set Up Fee (This fee includes a Tenancy Agreement and transfer and management of your utilities)	£690.00 (£575.00 + VAT)
HMO Licence Application	£480.00 (£400.00 + VAT)
HMO Licence Renewal	£240.00 (£200.00 + VAT)
Annual HMO Licence Holder Fee	£180.00 (£150.00 + VAT) payable annually

scottfraser is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK



## 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 months' rent.

Tenant Introduction Only Service	Equivalent to one month's rent plus VAT subject to a minimum of £630.00 (£525.00 + VAT)*. Payable prior to completion. £240 (£200 + VAT)* for any renewal or extension thereafter including periodic, payable on commencement of the renewal term.  *Sole Agency
Landlord Set up Fee	£300.00 (£250 + VAT)
Protection of the Tenancy Deposit with The Dispute Service	£66.00 (£55.00 + VAT) payable on 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

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