

LANDLORD SCHEDULE OF CHARGES

Description	Cost
Fully Managed Service Paid on let & includes part managed benefits	8%
Part Managed Service No additional hidden charges & includes all tenant find only benefits	5%
Tenant Find Only One off fee payable on let & no additional hidden charges	50% of first month's rent (minimum fee of £300 applies)
Tenancy Set Up Form This contributes towards creating the tenancy agreement, agreeing the terms with both parties and carrying out all relevant checks.	FREE First Agreement (£35 Renewal)
Credit References (per person over 18 years old) Carried out by the recognised Van Mildert company to obtain financial credit checks, attaining references from current/previous employers or landlords and any other relevant information to assess affordability.	£35
Deposit Registration The cost of registering both landlord and tenant details, protecting the deposit with a Government-authorised Scheme (MyDeposits) and providing the tenant(s) with the certification and relevant details of the protected deposit.	£25 per year
Tenancy Agreement Change Service In the case of a landlord requesting any changes to the terms/details of a tenancy agreement during the term of the tenancy.	£35
Renewal of Tenancy Agreement This consists of contract negotiation and the modification and revising existing terms.	£35
Rent Review	FREE
Early Termination of Management Service with a Sitting Tenant In the case of the landlord withdrawing from our services during the term of the tenancy.	1 month's rent (minimum fee of £300 applies)
Administration Fee for Withdrawing from an Offer of a Tenancy To cover the costs associated with the marketing, advertising and tenancy set-up in the case of the landlord withdrawing from the tenancy before it has started.	£70
Gas Safety Record	£50
Energy Performance Certificate (EPC)	£75
Legionella Risk Assessment	£90

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Description	Cost
Electrical Installation Condition Report (EICR)	From £150
Inventory Report - Furnished - Unfurnished	From £180 From £120
Portable Appliance Testing (PAT) (up to 10 items)	£100 (up to 10 items)
Floor Plan	£40
Property Inspection Report	£40
Smoke/Carbon Monoxide detectors	From £100
Non-Scheduled Attendance at Property	£50 per visit
Video Tour	FREE
'Featured Property' Advertising on Rightmove	£100
Legal Proceedings Payable to cover the costs of the requirement of staff to attend court or arbitration hearings.	£90 per hour
Serving of Notices - Section 21 Notice or Section 8 Notice	£90 per notice
Accompanying Landlord Contractor	£60 per hour
Vacant Property Management Fee Payable to cover the costs associated with visiting the property to undertake visual checks of the property at a mutually agreed frequency with the landlord.	£50 per visit
Deposit Transfer Fee In the case of the landlord requesting any changes to a protected deposit during the term of a tenancy.	£25
Annual Income and Expense Report	£25
Cutting of Keys (Per Key)	From £5
Sale of Property	£549
Pre-Marketing Property Preparation Service	£300