

Fees to: Landlords

Let Only: £350 + VAT (£420 inc VAT)	Rent Collection: £300 + VAT (£360 inc VAT) 8% + VAT (9.6% inc VAT) of Rent	Fully Managed: £325 + VAT (£300 inc VAT) 12.5% + VAT (15% inc VAT) of Rent
<p>INCLUDES:</p> <ul style="list-style-type: none"> • Agree the market rent, market the property, carryout viewings (as appropriate), erect a To Let board, provide guidance on compliance with statutory provisions and letting consents, advise on non-resident tax status and HMRC (if relevant) • Collect and remit initial months' rent received • Provide tenant with method of payment • Deduct any pre-tenancy invoices • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) • Register and submit bond to DPS 	<p>INCLUDES:</p> <ul style="list-style-type: none"> • Agree the market rent, market the property, carryout viewings (as appropriate), erect a To Let board, provide guidance on compliance with statutory provisions and letting consents, advise on non-resident tax status and HMRC (if relevant) • Collect and remit initial months' rent received • Provide tenant with method of payment • Deduct any pre-tenancy invoices • Register and submit bond to DPS • Collect and remit the monthly rent received • Deduct commission and other works • Pursue non-payment of rent and provide advice on rent arrears actions. • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) 	<p>INCLUDES:</p> <ul style="list-style-type: none"> • Agree the market rent, market the property, carryout viewings (as appropriate), erect a To Let board, provide guidance on compliance with statutory provisions and letting consents, advise on non-resident tax status and HMRC (if relevant) • Collect and remit initial months' rent received • Provide tenant with method of payment • Deduct any pre-tenancy invoices • Provide Inventory • Register and submit bond to DPS • Collect and remit the monthly rent received • Deduct commission and other works • Pursue non-payment of rent and provide advice on rent arrears actions. • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) • Advise all relevant utility providers of changes • Undertake one inspection visit after 3 months and notify landlord of the outcome • Arrange routine repairs, liaise with Landlord and instruct approved contractors • Hold keys throughout the tenancy term.

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

EPC	£65 + VAT (£72.00 inc VAT)
<p>Inventory Provision</p> <ul style="list-style-type: none"> • 1-2 Bed properties £125 + VAT (£150 inc VAT) • 3-4 Bed properties £160 + VAT (£192 inc VAT) • 5 Bed plus £200 + VAT (£240 inc VAT) • Visiting property, taking notes and photographs and providing a detailed inventory which we will ensure is checked and signed by the tenants 	
<p>Arrangement fee for works and refurbishments over £500</p> <ul style="list-style-type: none"> • Arranging access and assessing costs with contractor • Ensuring work has been carried out in accordance with the specification of works • Retaining any warranty or guarantee as a result of any works 	10% + VAT (12% inc VAT) of net cost
Check-in/Check-out/Additional Property Inspections	£25 + VAT (£30 inc VAT)
Renewal Fee	£50 + VAT (£60 inc VAT)
Contract negotiation, amending terms and arranging a further tenancy and agreement	
Bond Dispute	£150 + VAT (£180 inc VAT)
Service of Section 13 Notice	£40 + VAT (£48 inc VAT)
Rent increase notice for a statutory periodic Assured Shorthold Tenancy	
Service of Section 21 Notice or Notice to Quit	£40 + VAT (£48 inc VAT)

These are our standard fee scales and may be subject to negotiation or special offers.