

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 in advance or deducted from first rent payment	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 in advance or deducted from first rent payment	15.6% of the rent (13% + VAT)
Set Up Fee (This fee includes a Tenancy Agreement, Inventory and Schedule of Condition and transfer and management of your utilities)	Equivalent to 1.2 weeks' rent inc VAT subject to a minimum of £360.00 inc VAT (£300.00 + VAT)
Landlord Renewal Agreement	£102.00 (£85.00 + VAT)
Landlord Check-out Fee	£102.00 (£85.00 + VAT)
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 Protection Fee	£4.80 (£4.00 + VAT) payable monthly
Protection of the Tenancy deposit with The Dispute Service	£4.80 (£4.00 + VAT) payable monthly
Premier Rent Guarantee Service - Complete peace of mind with your rent guaranteed	4.2% of the monthly rent (3.5%+ VAT) payable monthly

Introduction Only Fees

Introduction only fee	12% (10% + VAT) of the rent for the full tenancy term (as defined) including all renewal periods. Payable in advance or deducted from first rent payment
Protection of the Tenancy Deposit with The Dispute Service	£114.00 (£95.00 + VAT) payable on commencement of the tenancy
Inventory / Check-out preparation	Full inventory services are available, ask in branch for details
Landlord Renewal Fee	£84.00 (£70.00 + VAT)
Tenancy Agreement	£120.00 (£100.00 + VAT)
Sale of the property to the tenant or third party	1.8% (1.5% + VAT)

Leaders 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

