

Managed Service

Description	Including VAT
Agreed Spend Limit	£120.00
Core Fees (Cover services listed where no additional fees are specified)	
Monthly Service Commission %	12.00%
(Subject to a minimum monthly fee of)	£60.00
Tenancy Set Up	60.00%
Additional Fees (standard charges over and above Core Fees)	
Credit References (Per Applicant and per Guarantor)	£36.00
Rent Guarantee Insurance	3.60%
Deposit Registration (Per Security Deposit)	£0.00
Check Out Inspection/Report	£60.00
Inventory preparation	
Studio / 1 Bed* (unfurnished)	£90.00
Studio / 1 Bed* (furnished)	£120.00
2 Bed* (unfurnished)	£108.00
2 Bed* (furnished)	£144.00
3 Bed* (unfurnished)	£126.00
3 Bed* (furnished)	£168.00
4 Bed* (unfurnished)	£144.00
4 Bed* (furnished)	£192.00
5 Bed* (unfurnished)	£162.00
5 Bed* (furnished)	£216.00
Agency Termination Fee (Termination of our Management Service with a tenant in situ)	£600.00
Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)	£180.00
Rent Review Fee	£36.00
Optional Fees (charged where you ask us to do things out with Core and Additional services)	
Gas Safety Check / Certification/Renewal	£90.00
Energy Performance Certification (EPC)	£90.00
Electrical Safety Check - Domestic Appliances (PAT)	£72.00
Electrical Safety Check - Installation (EICR)	£180.00
Legionella Risk Assessment	£108.00
Supervision of Works Fee	12.00%
Floor Plan	£36.00
Professional Photography Package	£240.00
Additional Property Visits Requested (Per Visit)	£36.00
Annual Summary Income/Expenditure for HMRC (Per Tax Year)	£36.00
Tenancy Agreement Amendment Charge	£108.00
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	£36.00
Provision of duplicate documents or statements	£36.00
Cutting of keys (per key)	£12.00
Service of statutory notices to recover possession (per notice)	£36.00



Maintenance Referral Fee, Contractors may pay us a referral fee of up to a maximum percentage of the invoice value of	12.00%

Conflicts of Interest



Rent Collection Service

(Subject to a minimum monthly fee of) £ Tenancy Set Up £3 Additional Fees (standard charges over and above Core Fees) £2 Credit References (Per Applicant and per Guarantor) £2 Electrical Installation Condition Report and Portable Appliance Test From £2 Inventory preparation £2 Studio / 1 Bed (unfurnished) £11 2 Bed (unfurnished) £11 3 Bed (furnished) £11 3 Bed (furnished) £11 4 Bed (unfurnished) £11 5 Bed (furnished) £11 6 Seas (furnished) £11 6 Seas (furnished) £11 6 Seas (furnished) £11 6 Sea (furnished) £12 7 Bed (furnished) £11 <	Description	Including VAT
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Tenancy Set Up £3 Additional Fees (standard charges over and above Core Fees) E Credit References (Per Applicant and per Guarantor) £2 Electrical Installation Condition Report and Portable Appliance Test From £2 Inventory preparation £2 Studio / 1 Bed (furnished) £1 2 Bed (furnished) £1 3 Bed (furnished) £1 3 Bed (furnished) £1 4 Bed (furnished) £1 5 Bed (furnished) £1 4 Bed (furnished) £1 5 Bed (furnished) £1 5 Bed (furnished) £1 5 Bed (furnished) £1 5 Bed (furnished) £2 8 (furnished) £2 8 (furnished) £2 8 (furnished) £2 9 (furnished) £2 8 (furnished) £2 8 (furnished) £2 9 (furnished) £2 9 (furnished) £2 8 Ed (furnished) £2 9 (furnished) £2		9.000
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Studio / 1 Bed (furnished)£112 Bed (unfurnished)£113 Bed (unfurnished)£113 Bed (unfurnished)£114 Bed (unfurnished)£114 Bed (unfurnished)£114 Bed (unfurnished)£115 Bed (unfurnished)£115 Bed (unfurnished)£115 Bed (unfurnished)£115 Bed (unfurnished)£127 Bed (turnished)£128 Rent Review Fee£22Agency Termination Fee (Termination of our Management Service with a tenant in situ)£6117 Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)£11Optional Fees (charged where you ask us to do things out with Core and Additional services)81Rent Guarantee Insurance33Gas Safety Check / Certification/Renewal£12Energy Performance Certification (EPC)£12Electrical Safety Check - Installation (EICR)£11Legionella Risk Assessment£12Floor Plan£12Professional Photography Package£22Tenancy Agreement Amendment£12Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)£12Check Out Inspection/Report£12Provision of duplicate documents or statement£12Houry rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£13	Inventory preparation	
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2 Bed (turnished)£1.3 Bed (unfurnished)£1.3 Bed (turnished)£1.4 Bed (unfurnished)£1.4 Bed (unfurnished)£1.5 Bed (unfurnished)£1.5 Bed (unfurnished)£1.5 Bed (unfurnished)£1.5 Bed (unfurnished)£1.5 Bed (unfurnished)£2.Rent Review Fee£2.Agency Termination Fee (Termination of our Management Service with a tenant in situ)£6.Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)£1.Optional Fees (charged where you ask us to do things out with Core and Additional services)£1.Rent Guarantee Insurance33Gas Safety Check / Certification/Renewal£1.Energy Performance Certification (EPC)£1.Electrical Safety Check - Domestic Appliances (PAT)£1.Electrical Safety Check - Installation (EICR)£1.EloorPlan£2.Professional Photography Package£2.Tenancy Agreement Amendment£1.Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)£1.Check Out Inspection/Report£1.Provision of duplicate documents or statement£1.Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£1.	Studio / 1 Bed (furnished)	£120.0
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Electrical Safety Check - Domestic Appliances (PAT)ÉElectrical Safety Check - Installation (EICR)€11Legionella Risk Assessment€11Floor Plan€22Professional Photography Package€22Tenancy Agreement Amendment€11Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)€11Check Out Inspection/Report€11Provision of duplicate documents or statement€11Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)€11	Gas Safety Check / Certification/Renewal	£90.0
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Floor Plan£1Professional Photography Package£24Tenancy Agreement Amendment£11Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)£11Check Out Inspection/Report£11Provision of duplicate documents or statement£11Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£12	Electrical Safety Check - Installation (EICR)	£180.0
Professional Photography Package£2Tenancy Agreement Amendment£1Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)£1Check Out Inspection/Report£1Provision of duplicate documents or statement£1Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£2	Legionella Risk Assessment	£108.0
Tenancy Agreement Amendment£11Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)£12Check Out Inspection/Report£11Provision of duplicate documents or statement£12Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£12	Floor Plan	£36.0
Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)£Check Out Inspection/Report£1Provision of duplicate documents or statement£Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£	Professional Photography Package	£240.0
Check Out Inspection/Report£1Provision of duplicate documents or statement£1Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)£1	Tenancy Agreement Amendment	£120.0
Provision of duplicate documents or statement £2 Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence) £2	Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)	£36.0
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	Check Out Inspection/Report	£120.0
adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	Provision of duplicate documents or statement	£36.0
Cutting of keys (per key) £.		£36.0
	Cutting of keys (per key)	£12.0



Tenant Find Service

Description	Including VAT
Core Fees (Cover services listed where no additional fees are specified)	
Tenant Find Commission %	72.00%
(Subject to a minimum fee of)	£420.00
Additional Fees (standard charges over and above Core Fees)	
Credit References (Per Applicant and per Guarantor)	£36.00
Electrical Installation Condition Report and Portable Appliance Test From	£252.00
Accompanied Tenancy Check In	£60.00
Inventory preparation	
Studio / 1 Bed (unfurnished)	£90.00
Studio / 1 Bed (furnished)	£120.00
2 Bed (unfurnished)	£108.00
2 Bed (furnished)	£144.00
3 Bed (unfurnished)	£126.00
3 Bed (furnished)	£168.00
4 Bed (unfurnished)	£144.00
4 Bed (furnished)	£192.00
5 Bed (unfurnished)	£162.00
5 Bed (furnished)	£216.00
Rent Review Fee	£36.00
Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)	£180.00
Optional Fees (charged where you ask us to do things out with Core and Additional services)	
Gas Safety Check / Certification/Renewal	£90.00
Energy Performance Certification (EPC)	£90.00
Electrical Safety Check - Domestic Appliances (PAT)	£72.00
Electrical Safety Check - Installation (EICR)	£180.00
Legionella Risk Assessment	£108.00
Floor Plan	£36.00
Professional Photography Package	£240.00
Tenancy Agreement Amendment	£120.00
Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof) (with Rent Collection only)	£36.00
Rent Review Fee (only available where you have purchased Rent Collection)	£36.00
Check Out Inspection/Report	£120.00
Provision of duplicate documents or statement	£36.00
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	£36.00
Cutting of keys (per key)	£12.00
Conflicts of Interest	