

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

Landlord Schedule of Charges



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

Description	Including VAT
Core Fees (Cover services listed where no additional fees are specified)	
Rent Collection Commission %	9.00%
(Subject to a minimum monthly fee of)	£48.00
Tenancy Set Up	£300.00
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
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
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
Optional Fees (charged where you ask us to do things out with Core and Additional services)	
Rent Guarantee Insurance	3.60%
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)	£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	

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	