

Fees applicable to the Tenant Find Service in addition to the Standard Fees.

	Excluding Vat	Including Vat					
<p>Letting Fee. This Includes agreeing a marketing rent and finding a tenant by digital & print advertising and erecting a board outside the Property in accordance with the Town and Country Planning Act 1990. We will also reference applicants and carry out initial right to rent checks. If a tenant requires a guarantor, this is included within the fee. We will arrange tenancy documents, collect the first month rent and a deposit, and conduct a welcome appointment with the tenant.</p>	Equal to 7% of annual rent, Minimum Fee £500.00	Equal to 8.4% of annual rent, Minimum Fee £600.00					
<i>Letting Fee Examples</i>							
<i>Rent PCM</i>	<i>£500</i>	<i>£600</i>	<i>£700</i>	<i>£800</i>	<i>£900</i>	<i>£1000</i>	<i>£1100</i>
<i>Fee ex Vat</i>	<i>£500.00</i>	<i>£504.00</i>	<i>£588.00</i>	<i>£672.00</i>	<i>£756.00</i>	<i>£840.00</i>	<i>£924.00</i>
<i>Fee Inc Vat</i>	<i>£600.00</i>	<i>£604.80</i>	<i>£705.60</i>	<i>£806.40</i>	<i>£907.20</i>	<i>£1008.00</i>	<i>£1108.80</i>

Fees applicable to the Rent Collection Service in addition to the Standard Fees

	Excluding Vat	Including Vat
<p>Letting Fee. This fee is as described in the Tenant Find Service.</p>	£375.00	£450.00
<p>Monthly Commission. (of the gross rent payable throughout the term)</p>	10%	12%
<p>Quarterly or Annual NRL Tax Returns. This fee is payable if We are required to prepare quarterly or annual returns to the NRL department of HMRC for overseas Landlords.</p>	£50.00	£60.00
<p>Termination Fee. This Fee is payable if the Landlord terminates Our Agreement during a tenancy.</p>	Published Tenant Find Fee Letting Fee at time of termination less Letting Fee paid.	

Fees applicable to the Fully Managed Service in addition the Standard Fees

	Excluding Vat	Including Vat
Letting Fee. This fee is as described in the Tenant Find Service.	£375.00	£450.00
Monthly Commission (of the gross rent payable throughout the term)	12%	14.4%
Quarterly or Annual NRL Tax Returns. This fee is as described in the Rent Collection Service.	£50.00	£60.00
Additional Routine Visits. This fee is payable if the Landlords instructs Us to carry out more than 2 Routine visits in a 12 Month period.	£50.00	£60.00
Additional Quotes. This fee is payable when the Landlords requests more than 3 quotes for any maintenance required	£20.00	£22.00
Waiting Fee (per hour). This fee is payable if the Landlord instructs us to wait at the property, for example for a delivery or non time specific contractor appointment.	£30.00	£36.00
Termination Fee. This Fee is payable if the Landlord terminates Our Agreement during a tenancy.	Published Tenant Find Fee Letting Fee at time of termination less Letting Fee paid.	

Standard Fees

(Applicable to all Services in addition to the Service Specific Fees in the schedule)

	Excluding Vat	Including Vat
Renewal Fee. This is payable when We arrange a new fixed term Agreement at the end of a tenancy term.	£100.00	£120.00
Inventory Fee. This is payable when We arrange an inventory and/or schedule of condition. We will send copies to all parties.	See Inventory Schedule	See Inventory Schedule
Checkout Fee. This is payable when we are instructed to arrange a checkout report at the end of a tenancy. We will send the report to all parties and include an assessment of unreasonable wear and tear. The fee also includes negotiation between the Landlord and tenant and disbursement of any deposit held.	£100.00	£120.00

Standard Fees (Cont)		
Pro Photography Fee. This fee is payable when the Landlord instructs Us to arrange professional photography, floor plan and virtual tour.	£100.00	£120.00
Additional Right to Rent Check Fee, per check. This fee covers any additional right to rent checks We are asked to carry out after the tenancy starts.	£50.00	£60.00
Court Attendance Fee. This fee is payable if We are asked to attend court on behalf the Landlord.	£166.66	£200.00
Sale Of Property Fee. This fee is payable where We have provided estate agency services to the Landlord when selling the property to a tenant whom We introduced.	1.5% of Sale Price	1.8% of Sale Price
Gas Safety Arrangement Fee. This fee is payable when We are instructed to arrange a Gas Safety Certificate.	£30.00	£36.00
Electrical Safety Check Arrangement Fee. This fee is payable when We are instructed to arrange an Electrical Safety Check.	£30.00	£36.00
Smoke and CO2 Alarm Check Fee. This fee is payable when We are instructed to check the smoke or CO2 alarms at the Property.	£30.00	£36.00
Smoke and CO2 Alarm Installation Arrangement Fee. This fee is payable when We are instructed to arrange the installation of smoke or CO2 alarms.	£30.00	£36.00
EPC Arrangement Fee. This fee is payable when We are instructed to arrange an EPC.	£30.00	£36.00
Legionella Risk Assessment Arrangement Fee. This fee is payable when We are instructed to arrange a Legionella risk assessment.	£30.00	£36.00
Deposit Registration Fee. This fee is payable when We register a deposit with an approved tenancy deposit scheme.	£40.00	£48.00
Deposit Dispute Fee. This fee is payable when We are required to collate and supply documentation or funds to the dispute service in connection with deposit dispute adjudication.	£100.00	£120.00

Schedule of Inventory Charges

All fees below are for arranging an inventory provider to attend the property to undertake the creation of an inventory prior to the start of the tenancy

	Excluding Vat	Including Vat
Studio Unfurnished	£110.00	£132.00
Studio Furnished	£130.00	£156.00
1 Bed Unfurnished	£120.00	£144.00
1 Bed Furnished	£140.00	£168.00
2 Bed Unfurnished	£130.00	£156.00
2 Bed Furnished	£150.00	£180.00
3 Bed Unfurnished	£140.00	£168.00
3 Bed Furnished	£160.00	£192.00
4 Bed Unfurnished	£150.00	£180.00
4 Bed Furnished	£170.00	£204.00
5(+) Bed Unfurnished	£160.00	£192.00
5(+) Bed Furnished	£180.00	£216.00