

Schedule of Charges (All Prices Listed are Inclusive of VAT)

Our Management Services	Sole Agency	Joint Agency
Let Only Service	One month's rent plus VAT	Six weeks' rent plus VAT
Rent Collection Service	11.75% (9.79% plus VAT)	14.2% (11.79% plus VAT)
Managed Service	16.54% (13.79% plus VAT)	18.95% (15.79% plus VAT)

Inventory Team Prices	Studio/One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms +
Inventory	£100	£124	£142	£190	£250
Check-in & Declaration	£88	£94	£106	£118	£150
Check-out	£94	£100	£118	£136	£154
Inventory Update	£70	£82	£82	£94	£100

One Off Charges (all fees are listed inclusive of VAT)	Price (Including VAT)
Landlord set-up fees (includes marketing, property advertising on Rightmove & Zoopla, viewings, tenancy negotiation, references, right to rent checks, tenancy agreements, inventory arrangement)	£419
Tenancy deposit registration (initial TDS Custodial deposit registration)	£49
Tenancy renewal fee (per renewal)	£129
Preparation and Service of legal notices (Section 13, Section 21 and Section 48) (we recommend you instruct a solicitor to prepare service of Section 8 notices)	£69
Void period management (before and between tenancies depending on requirements)	£120 pcm (in advance)
Additional management, void period, or contractor waiting visits (per visit)	£69
Arrangement fee for supervision of contractor works during vacant periods (percentage of gross amount invoiced by the contractor)	12%
Make and Check-in of an inventory & Schedule of Condition (based on a three-bed property, you will be advised of the cost applicable to your particular property)	£260
Cancellation of let before the tenant moves in	£399
Minimum termination of terms of business fee (per property)	One month's rent plus VAT (minimum of £699)
Rent and legal protection	£29 per month, or £39 per month on rent over £2,500 per month
Sale of property to tenants found by us	1.44% (of sale price)
Annual profit and loss report (per property)	£29
Interest on unpaid commission or other monies (above the base rate of Lloyds Bank plc per annum, calculated daily)	4%