

Schedule of charges

Our management services

	Sole agency	Joint agency
Let only service	One month's rent +VAT	Six week's rent +VAT
Rent collection service	10.8% (9% + VAT)	13.2% (11% + VAT)
Managed service	14.4% (12% + VAT)	16.8% (14% + VAT)

One off charges

Landlord set-up fee (marketing, property advertising on Rightmove & Zoopla, viewings, tenancy negotiation, references, right to rent checks, tenancy agreements)	£300
Checking third party provided tenancy agreements	£72
Office copy entries (proof of ownership of property from HM Land Registry)	£6
Deposit registration (due at first registration and upon amendment of any of the parties)	£45
Changing deposit scheme requirements after tenancy agreement has been drafted	£72
Renewal fee (per renewal)	£90
Accounting and administration fee for holding tax for overseas landlords (quarterly)	£45
International money transfer	£36
Supervision & project management service (supervising maintenance work to the property over £1000, during tenancy and void periods) 12% of the total invoice (minimum fee £100)	12%
Handling insurance claims (of total claim value)	12%
Additional management visits and void period visits	£90
Contractor waiting service (per hour)	£60
Contractor supervision (per hour)	£72
Administration and preparation of documents for a tenancy dispute (TDS)	£180
Cancellation of tenancy check-in	£349
Minimum termination of terms of business fee (per property)	£499
Legal and rental protection (up to £2,500 per month rent + £75,000 legal costs) (per annum)	£199
Legal and rental protection (up to £8,000 per month rent + £75,000 legal costs) (per annum)	£299

Third party services

These prices are a guide

Energy performance certificate (EPC)	£90
Gas safety certificate (GSC)	£90
Gas safety certificate and boiler service	£144
Smoke alarm - supply and fit (per alarm)	£60
Carbon monoxide detector - supply and fit (per alarm)	£40
Electrical condition inspection report (5 yearly)	£137.50
Portable appliance testing (PAT)	£40
Legionnaire risk assessment (LRA)	£90
Property key cutting (plus cost of locksmith)	£36
Shopping - purchase of miscellaneous items (per hour)	£36
Professional clean and/or garden maintenance	Individual quote
Legal and rental protection (up to £2,500 per month rent + £75,000 legal costs) (per annum)	£199
Legal and rental protection (up to £8,000 per month rent + £75,000 legal costs) (per annum)	£299