

# **LETTING & MANAGEMENT FEES**

## **Landlords Fees**

Full management 15% inclusive of VAT

Let only service 12% inclusive of VAT of the first 12 month's rent

Arrangement of a New Assured Shorthold Tenancy to an existing tenant on a 'let only' basis 6% inclusive of VAT for the period of any further Assured Shorthold Tenancy

Arrangement of New Assured Shorthold Tenancy to an existing tenant on the full management service £300.00 inclusive of VAT

### **Start of Tenancy Fees**

Set-up Fees £400.00 (inc.VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to Rent check, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £50.00 (inc VAT) per tenant. As set-up Fees above for additional tenants).

Guarantor Fees: £50.00 (inc.VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £50.00 (inc.VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Deposit Registration Fees (where collected): £30.00 (inc.VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Inventory Fees: - Fees will be dependent upon the size of the accommodation and whether the accommodation is to be let furnished or unfurnished. Typically :-

Studio flat £84.00 including VAT

One bedroom flat £120.00 including VAT

Two bedroom flat £132.00 including VAT

Three bedroom flat £144.00 including VAT

Accommodated check-in fee £50.00 (inc.VAT) per tenancy.

Landlord withdrawal fees (before move-in): £200.00 (inc.VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

Arrangement for organization of works invoiced at £1,000 or more on managed property charged at 12% inclusive of VAT.

Handling Local Authority HMO Licence application £250.00 inclusive of VAT per property.

Tenancy Dispute Fee £200.00 including VAT per tenancy. The costs associated with the preparation of all evidence and submitting the case to the Tenancy Deposit Scheme. This only applies where the Agent has protected the deposit.

Additional property visits £50.00 including VAT per visit.

Deposit Transfer fee £50.00 including VAT.