

Landlord Fees

	Let Only	Rent Collection	Premier Tenancy Management
	Sole Agency ~ 85% plus VAT of monthly rental (equates to 102% inclusive of VAT)	9% of monthly rental plus VAT (equates to 10.8% including VAT)	12% of monthly rental plus VAT (equates to 14.4% including VAT)
	Multi Agency ~ 100% plus VAT of monthly rental (equates to 120% inclusive of VAT)	£295 Initial Letting Fee plus VAT (£354 including VAT)	£295 Initial Letting Fee plus VAT (£354 including VAT)

Additional Services

Pre-Check in Visit	£95 + VAT (£114)	£95 + VAT (£114)	Included
Check in tenant	£95 + VAT (£114)	£95 + VAT (£114)	Included
Check out tenant and arrange refund of security deposit	£125 + VAT (£150)	£125 + VAT (£150)	Included
Check out tenant and arrange refund of security deposit with parties present	£175 + VAT (£210)	£175 + VAT (£210)	Included
Disputes arising from tenants' deposit	£50 + VAT (£60) per hour	£50 + VAT (£60) per hour	£50 + VAT (£60) per hour
Renewal/ Continuation of existing AST agreement	£90 + VAT (£108)	£90 + VAT (£108)	Included
Rent increase advice and negotiation with tenant	£50 + VAT (£60)	£50 + VAT (£60)	Included
Specific site visit and report	£50 + VAT (£60)	£50 + VAT (£60)	Included – up to 3 per annum
Tenant/ Guarantor referencing fee	£50 + VAT (£60) per person	£50 + VAT (£60) per person	£50 + VAT (£60) per person
Rent Guarantee & Legal Expenses Cover	Not Available	Not Available	3% + VAT (3.6%) of monthly rent
Service of Notices	£150 + VAT (£180)	£150 + VAT (£180)	Included

Photographic Inventory & Schedule of Condition			
Studio And 1 Bed	£110 + VAT (£132)	£110 + VAT (£132)	£110 + VAT (£132)
2 Bed	£120 + VAT (£144)	£120 + VAT (£144)	£120 + VAT (£144)
3 Bed	£130 + VAT (£156)	£130 + VAT (£156)	£130 + VAT (£156)
4 Bed +	£140 + VAT (£168)	£140 + VAT (£168)	£140 + VAT (£168)
For fully furnished properties please add £50 + VAT (£60) to each of the fees			

Gas safety check by GAS SAFE registered engineer:			
Boiler Only	£75 + VAT (£90)	£75 + VAT (£90)	£75 + VAT (£90)
Boiler and 1 appliance	£85 + VAT (£102)	£85 + VAT (£102)	£85 + VAT (£102)
Boiler and more than 1 appliance	Price on application	Price on application	Price on application
Boiler service at the time of Gas Safety Check	£45 + VAT (£54)	£45 + VAT (£54)	£45 + VAT (£54)
Back boiler (includes boiler service)	£130 + VAT (£156)	£130 + VAT (£156)	£130 + VAT (£156)
N.B. If warm air heating please add cost of Boiler Service to the cost of Gas Safety Check			

Electrical Inspection Condition Report (EICR):			
Up to 6 Circuits (this covers most standard 1-3 bed properties)	£250 + VAT (£300)	£250 + VAT (£300)	£250 + VAT (£300)
Additional circuits (per circuit)	£25 + VAT (£30)	£25 + VAT (£30)	£25 + VAT (£30)

Energy Performance Certificate (EPC) & Floorplan	£99 + VAT (£118.80)	£99 + VAT (£118.80)	£99 + VAT (£118.80)
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Legionella Risk Assessment	£120 + VAT (£144)	£120 + VAT (£144)	£120 + VAT (£144)
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Rental Valuation in writing for mortgage purposes:			
Based on comparable evidence	£50 + VAT (£60)**	£50 + VAT (£60)**	£50 + VAT (£60)**
Including visit to property	£95 + VAT (£114)**	£95 + VAT (£114)**	£95 + VAT (£114)**
**Should the property be placed with us for marketing and tenants found, the cost of this rental valuation will be refunded.			