

	Let Only	Rent Collection	Fully Managed
<b>On-boarding &amp; set up fee (Deducted from First Month's Rent)</b>	10% of Annual Rent	10% of Annual Rent	8% of Annual Rent (Minimum charge £1,200)
<b>Monthly Management Fees (Payable Monthly)</b>	N/A	9% of monthly rent	Variable 12-18% of monthly rent
<i>Additional Services available upon request. All charges are inclusive of VAT</i>			

## Additional Services

Service	Price (incl. VAT)
Tenancy Renewal (Non-Managed Property)	£300.00
Tenancy Renewal (Managed Property)	£225.00
Deposit registration with TDS	£60.00
12 month rent warranty cover and legal protection	Calculated as a % of rent
Inventory check-in report (For Let Only and Rent collection services)	1 bed - £160.00
	2 bed - £170.00
	3 bed - £180.00
Inventory check-out report (For Let Only and Rent collection services)	4 bed - £190.00
	5 bed - £200.00
	6 bed - On Request
	Additional garage or outbuilding - +£20.00 if applicable
Additional requested inspection (Fully Managed)	£100.00
Standalone inspection (for Let Only and Rent Collection Services)	£160.00
Legionella Risk Assessment	£120.00
Energy Performance Certificate (EPC)	£99.00
Smoke alarm	£45.00 (£20.00 for any additional)
Carbon monoxide alarm	£60.00 (£20.00 for any additional)
Portable Appliance Test (PAT)	Dependant on Items
Duplicate Statements Only (Rent Collection and Fully Managed)	£36.00
Professional Hourly Rate	£100.00
Major Works Fee	12%
Block Management/Rental Living Management	Fees to be agreed on a case-by-case basis following a discussion.
Selective Licensing Scheme Management	£250.00-£350.00 (depending on existing service level)

Where the Landlord cancels the Agent's instructions to provide a management service, the Agent will charge, and the Landlord will pay, a fee based upon 6% including VAT of the agreed rent for the period, not exceeding six months from the commencement date of the tenancy. VAT is payable at the prevailing rate on all our fees. Following legislation, it is quoted as included in the prices stated above.

Celebrating 115 Years of Providing Property Services