



# Fees to Landlords

	Fee	Total inc VAT
<p>Marketing Fee (Payable on application)</p> <p>To include Floor Plan, up to 10 professional photographs.</p> <p>Marketing on Rightmove and On The Market.</p> <p>Erecting to let board in accordance with Town and Country Planning Act 1990.</p> <p>Pre qualified applicants and accompanied viewing service.</p> <p>Energy Performance Certificate included.</p>	£150 + VAT	£180
<p>Energy Performance Certificate</p> <p>Renewable every 10 Years.</p>	£100 + VAT	£120

Gold Service	Fee	Total inc VAT
<p>Managed Tenancy Set Up fee &amp; Compliance Pack</p> <p>This includes the tenant referencing of the applicants and guarantor where applicable. The check includes affordability of the applicant, credit status, employment reference, current or past landlord reference. Dependant on the referencing, a guarantor may be required and the cost to reference the guarantor is included in this fee.</p> <p>Completion of the Right to Rent check on all adult occupants.</p>	£350 + VAT	£420
<p>Full Managed Monthly Fee</p> <p>This includes dealing with the day to day management of the tenancy. Corresponding and arranging with maintenance issues and organising quotes or repairs. Two inspections a year and annual rent review. Monthly rental statements. Accounts chasing or late rent. Annual rent statement for tax purposes.</p>	<p>12.5% + VAT</p> <p>Subject to a minimum fee of £60 + VAT</p>	<p>15%</p> <p>Subject to a minimum fee of £72</p>
Rent Guarantee Policy	£20 inclusive of VAT	£20

Silver Service	Fee	Total inc VAT
<p>Rent Collection Tenancy Set Up fee &amp; Compliance Pack</p> <p>This includes the tenant referencing of the applicants and guarantor where applicable. The check includes affordability of the applicant, credit status, employment reference, current or past landlord reference. Dependant on the referencing, a guarantor may be required and the cost to reference the guarantor is included in this fee.</p> <p>Completion of the Right to Rent check on all adult occupants.</p>	£350 + VAT	£420
<p>Rent Collection Monthly Fee</p> <p>This includes monthly rental statements. Accounts chasing or late rent. Annual rent statement for tax purposes.</p> <p>One Inspection per year on the property. Yearly rent review.</p>	<p>8% + VAT</p> <p>Subject to a minimum fee of £40 + VAT</p>	<p>9.6%</p> <p>Subject to a minimum fee of £48</p>
Rent Guarantee Policy	£20 inclusive of VAT	£20

Bronze Service	Fee	Total inc VAT
Let only tenancy set up fee & compliance pack		
This includes the tenant referencing of the applicants and guarantor where applicable. The check includes affordability of the applicant, credit status, employment reference, current or past landlord reference. Dependant on the referencing, a guarantor may be required and the cost to reference the guarantor is included in this fee.	1 Months Rent 600 + VAT (Minimum)	£720
Completion of the right to rent check on all adult occupants.		
Rent Guarantee Annual Policy	£240 Inclusive of VAT	£240

Independent Inventory & check in / out Services Pricing Schedule – Niche Inventory Specialist			
	Inventory and Schedule of Condition	Check In	Check Out
1 Bedroom Property	£110.00	£75.00	£75.00
2 Bedrom Property	£120.00	£85.00	£85.00
3 Bedroom Property	£130.00	£100.00	£100.00
4 Bedroom Property	£140.00	£125.00	£125.00
5 Bedroom Property	£150.00	£135.00	£135.00

Inventory Updates are charged at 50% of the inventory fee and are required at each new tenancy.  
(Prices excluding VAT)

The following services are required as and when necessary	Fee	Total inc VAT
Anti-Money Laundering and Identification Checking Fee	£25 + VAT	£30
Preparing and Serving Section 21 6A Notice	£65 + VAT	£78
Preparing and Serving Section 13 Rent Increase Notice	£25 + VAT	£30
Annual Landlord Gas Safety	£100 + VAT	£120
Annual Gas Safety and Legionella	£150 + VAT	£180
Electrical Safety Check - 5 Yearly	POA	POA
Landlord New Fixed Term Tenancy Agreement	£75 + VAT	£90
Deposit Dispute Fee	£150 + VAT	£180

