

# LANDLORD FEES

## LET ONLY

<b>Tenant Find Fee:</b>	75% of the first month's rent, min fee £600 (£500 + VAT)
<b>Professional Photography &amp; Drone Footage</b>	£60
<b>Contract Renewal:</b>	£120 (£100 + VAT)

## FULL MANAGEMENT

<b>Tenant Find Fee:</b>	50% of the first month's rent, min fee £480 (£400+VAT)
<b>Professional Photography &amp; Drone Footage</b>	£60
<b>Monthly Management Fee:</b>	12% (10% + VAT) of rent received
<b>Rent &amp; Legal Protection:</b>	£36 per month (£30 + VAT)
<b>Contract Renewal:</b>	£90 (£75 + VAT)
<b>Negotiating &amp; Delivering Rent Increase (periodic contract):</b>	£60 (£50 + VAT)
<b>Additional Property Visit:</b>	£60 (£50 + VAT)
<b>Issuing Notice of Seeking Possession:</b>	£120 (£100 + VAT)
<b>Complete Checkout Service</b>	£120 (£100 + VAT)
Includes a full report, informing utilities & local council of change of occupancy, obtaining quotes, and deposit negotiation	

## INVENTORY / SCHEDULE OF CONDITION

<b>1 Bedroom:</b>	£102 (£85.00 + VAT) unfurnished, £126 (£105.00 + VAT) furnished
<b>2 Bedroom:</b>	£120 (£100.00 + VAT) unfurnished, £144 (£120.00 + VAT) furnished
<b>3 Bedroom:</b>	£138 (£115.00 + VAT) unfurnished, £162 (£135.00 + VAT) furnished
<b>4 Bedroom:</b>	£156 (£130.00 + VAT) unfurnished, £180 (£150.00 + VAT) furnished
<b>5 Bedroom:</b>	£174 (£145.00 + VAT) unfurnished, £198 (£165.00 + VAT) furnished

Our landlord fees are fully transparent, ensuring you know exactly what you're paying for at every step.

CONTRACTOR & MAINTENANCE FEES (INC VAT)

EPC (1-4 Beds):	£96
EPC (5+ Beds):	POA
Gas Safety Certificates:	Approx. £85
EICR:	Approx. £180
Legionella Risk Assessment Report:	£108
Supply & Fit CO Alarm:	£54 Per Unit
Maintenance Repair Limit (UK Landlord):	£200
Maintenance Repair Limit (Overseas Landlord):	£400

“AVOIDABLE” COSTS

Obtaining Proof of Ownership:	£24 (£20 + VAT)
Reissuing / Amending Contracts:	£24 (£20 + VAT)
Duplication & Testing of Keys:	£12 plus the cost of key cutting
Administration of NRL Tax Returns:	£120 (£100 + VAT)
Redirection of Mail Overseas:	£30 + cost of postage (Incl. VAT)
Hourly Rate for Other Work:	£48 (£40 + VAT) per hour, minimum 1 hour

EXTRA SERVICES

Vacant Property Visit & Report:	£60 (£50 + VAT)
Court Attendance:	£210 (£175 + VAT)
Bailiff Attendance:	£96 (£80 + VAT)
Obtaining Quotes, Organising & Supervising Property Refurb (Value of Works Between £2k-£5k):	£240 (£200 + VAT)
Obtaining Quotes, Organising & Supervising Property Refurb (Value of Works £5k+):	10% of cost of works

