

LANDLORD FEES		
STANDARD FEES		
<i>Full Management</i>	17% (20.4% incl.Vat)	
<i>Management Takeover Service</i>	6% (7.2% incl.Vat)	
<i>Lettings & Rent Collection</i>	11% (13.2% incl.Vat)	
<i>Short-Let Service</i>	25% (30% incl.Vat)	
<i>Tenancy Set-Up Service</i>	£395 (£474 incl.Vat)	
<i>Tenancy Renewal Service</i>	£120 (£144 incl.Vat)	
This is a fixed cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to, negotiating the tenancy, verifying references, undertaking Right to Rent checks and drawing up contracts. This charge is applicable per tenancy. The charge will not exceed this sum unless you request one of the specific additional services or fees set out elsewhere in this document.		
Anti-Money Laundering and Identification Checking Fee	£45 (£54 incl.Vat)	
OTHER FEES		
Size	Inventory/Check-in	Check-out
Studio	£140 (£168 incl.Vat)	£140 (£168 incl.Vat)
1 bed	£160 (£192 incl.Vat)	£160 (£192 incl.Vat)
2 bed	£180 (£216 incl.Vat)	£180 (£216 incl.Vat)
3 bed	£220 (£264 incl.Vat)	£220 (£264 incl.Vat)
4 bed	£280 (£336 incl.Vat)	£280 (£336 incl.Vat)
5+ bed	£380 (£456 incl.Vat)	£380 (£456 incl.Vat)
Additional Property Inspection	£75 (£90 incl.Vat)	
Carbon Monoxide Alarm Installation	£45 per alarm (£54 incl.Vat)	
Court Appearance (charged per day or part thereof)	£200 (£240 incl.Vat)	
Deposit Protection Registration	£45 (£54 incl.Vat)	
Energy Performance Certificate	£99 (£118.80)	
Gas Safety Certificate	£85 (£102 incl.Vat)	
HMRC Return for Non-Resident Landlords	£75 per quarter (£90 incl.Vat)	
Income & Expenditure Report	£120 (£144 incl.Vat)	
Legionella Risk Assessment	£120 (£144 incl.Vat)	
Licensing Application Service Fee	£500 (£600 incl.Vat)	
Portable Appliance Test	£150 (£180 incl.Vat)	
Section 21	£120 (£144 incl.Vat)	
Smoke Alarm Installation	£45 per alarm (£54 incl.Vat)	
Smoke & Carbon Monoxide Test (on start of Tenancy)	£60 (£72 incl.Vat)	
All fees unless otherwise stated are inclusive of VAT		