

SERVICE LEVEL FEES (Including VAT)

INITIAL SET UP FEE	£475
TENANT FIND FEE	8.3% of the annual rent payable, subject to a minimum fee of £600
RENT COLLECTION FEE	10% of the monthly rent payable
FULLY MANAGED FEE	18% of the monthly rent payable
TENANT REFERENCING FEE (per applicant)	£25

ADDITIONAL SERVICES (Ask for more detail, if required)

SERVICE	FEE + VAT	TOTAL Inc. VAT
ANNUAL RENEWAL OF THE DEPOSIT WITH TDS	£62.50	£75.00
TENANCY RENEWAL	£75.00	£90.00
VACANT PERIOD MANAGEMENT	£29.17 per hour	£35 per hour
ENERGY PERFORMANCE CERTIFICATE (EPC)	£85.00	£102.00
SMOKE ALARM INSTALLATION + ONE DETECTOR	£50.00	£60.00
CARBON MONOXIDE ALARM INSTALLATION + ONE DETECTOR	£50.00	£60.00
KEY CUTTING (+ COST OF KEYS)	£12.50	£15.00
COMPLETION OF LICENSES (HMO, SELECTIVE ETC)	£150	£180.00
EXTRA PROPERTY INSPECTIONS	£50.00	£60.00
HEATING SYSTEM DRAIN DOWNS	£62.50	£75.00

FEES WE MAY CHARGE APPLICANTS AND TENANTS INCLUDING VAT

Security Deposit	5 Week's rent
Keys/security device replacement	Charged at cost + agents time at a rate of £15/hour
Early termination of a tenancy within the fixed term	Subject to landlords agreement – The fees incurred by the landlord to re-let the property
Removal of a tenant	£50
Addition of a new tenant	£50
Changing a tenant	£50
Change to rental payment date	£50
Amend the tenancy to allow a pet	£50
Late payment of rent charged at a daily rate	3% above Bank of England base rate (per annum)