

## LANDLORD FEES – Scale of Charges

VAT is payable at the prevailing rate (currently 20%) on all our fees. In accordance with consumer legislation, it is quoted as included in the prices stated below. If the VAT rate changes, the price charged will change accordingly.

An amount payable under a percentage fee will go up or down depending on the agreement rent level. Fixed fees will remain the same regardless of the rent level agreed.

Service/Item	Standard Fees	Information
Set Up Fee for all Services plus:-	£240.00 inc VAT	Charged at start of each new let
Management Service or	15% inc VAT (12.5% plus VAT)	Of rent received, deducted by Agent each month
Rent Collection Service or	13.2% inc VAT (11% plus VAT)	Of rent received, deducted by Agent each month
Let Only Service	11.4% inc VAT (9.5% plus VAT)	For each letting where the Tenant is introduced through the Agent, based on a maximum term of 12 months to the same Tenant. Deducted at the start of each new let plus any shortfall due
<b>Additional charges</b>		
Land Registry Check	£7.00	Currently from HM Land Registry (where not provided by the Landlord)
Duplicate statement	£24.00 inc VAT	For each month, quarter and annual statement
Administration of Non-Resident Landlord Tax Approval/Deduction	£120.00 inc VAT + £120.00 inc VAT	Per annum Where Landlord has no HMRC Approval
Rent Review – Section 13 Service	£60.00 inc VAT	Each notice
Tribunal Case Paperwork	£60.00 inc VAT	Each case
Tribunal Attendance Fee	£60.00 inc VAT	Per hour
Tenancy Renewal	£120.00 inc VAT	Each renewal
Additional Periodic inspection	£60.00 inc VAT	Per visit
Void Property Inspection	£60.00 inc VAT	Per visit
Professional hourly rate	£60.00 inc VAT	Charged by Agent when required to carry out additional services
Key cutting	£12.00 inc VAT	For each standard yale and mortice key – Security keys to be advised prior to purchase
Obtaining estimates for major works	18% inc VAT (15% plus VAT)	Of cost of work over £500.00
Inventory Service, Check-in /Check-out Service	To be advised	Quotes to be obtained from Independent Inventory Clerk prior to booking. Costs to be paid directly to Independent Inventory Clerk

The fees for the above services are payable when any individual or organisation enters into an agreement to rent the property, as a result of our promotion, introduction or viewing arranged by the Agent.