

## Fees and charges for Landlords

The following is a detailed list of fees and charges that may be incurred before, during and after a tenancy. All charges include VAT at the rate of 20%.

### Commission Fees

Letting service:	9.6% (inc VAT)
Letting & property management service:	12.0% (inc VAT)
Short term lets (initial tenancies under 6 months)	
Letting service:	12.0% (inc VAT)
Letting & property management service:	14.4% (inc VAT)
Renewal commission fee:	50% of the original let only fee

Commission fees are charged for the duration of the Tenancy and are payable fully in advance, the same works for renewals.

**Our business model allows us to be flexible with our fees so please don't hesitate to contact us to discuss.**

### Additional / Optional Fees and Charges

#### **Tenancy agreement fee, tenancy renewal and rolling contract fee:**

£120.00 per tenancy

#### **Deposit protection charge:**

£60.00 per tenancy per annum

#### **Amendments or changes to the tenancy terms:**

If you wish to make any amendments or changes to the tenancy agreement once the tenancy has started, if the tenant agrees we will draw up an addendum to the agreement, the charge for this is £60.00

#### **Abortive Tenancy Charge:**

If the landlord withdraws the instruction after accepting the applicants offer and though no fault of the agent or applicant, the charge is £360.00

#### **Inventory check-in and inventory make**

Under your Tenancy Agreement, the landlord is responsible for the cost of the inventory make and the check in inspection (the check-in fee is based on the size of the property and will not exceed £180.00) the inventory make is also based on the size of the property and will not exceed £240.00 and a combined inventory make and check in will not exceed £264.00 depending on the service you wish to use and the size of the property.

<b>Gas Certificate, EPC and PAT testing arrangement:</b>	£84.00
<b>Additional property visits (charge per visit):</b>	£60.00
<b>Courts and Tribunals appearance:</b>	£360.00 (charged per day or part thereof)
<b>Preparation of TDS claim (non-managed property)</b>	£180.00
<b>Serving of notices (non-managed properties):</b>	£60.00
<b>Income &amp; Expenditure Report:</b>	£84.00
<b>Copy of statements – per annual tax bill:</b>	£84.00