

Fees Schedule

Tenants Costs:

1. **Holding Deposit** – One weeks rent per tenancy
2. **Security Deposit** – Five weeks rent per tenancy
3. **Unpaid Rent** – interest at 3% above the bank of England base rate from rent due date until paid in order to pursue non-payment of rent. This will not be levied until the rent is more then 14 days in arrears.
4. **Lost Keys (other security devices)** – Tenants are liable to the actual cost of any lost keys or other security devices. If the loss results in the locks needing to be changed, the actual cost of the locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring a key will be charged to the tenant.
5. **Change of sharer (Tenants Request)** - £50.00 per replacement tenant or any reasonable cost incurred if higher
6. **Early Termination – (Tenants Request)** Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenant.

All of the above charges are inclusive of VAT.

**Full Management
15% plus VAT**

**Rent Collection
10% plus VAT**

MARKETING

- Digital Marketing
- Comprehensive Marketing
- Accompanied Viewings
- Marketing Feedback and updates
- Tenant Finding

PROGRESSION

- Right to rent
- Tenancy agreement included
- Paperless legal process
- Organise Professional cleaning
- Organise Certification and compliance

TENANCY

- Negotiate tenancy extensions
- Collection of rent
- Rent arrears advice
- Rent guarantee policy available
- Monthly and yearly statements available
- Arrangement of outgoings
- Deposit registration

MANAGEMENT

- Fully Fees paid Monthly
- Organise repairs and maintenance
- Recommended contractors
- 24 hr emergency service
- Key holding service
- Periodic inspections
- Legal notices
- Management of the check-out
- Deposit deduction advice
- Project management available

DEPOSIT AND REFERENCING

Referencing Cost: £75.00 plus VAT per tenant/guarantor

Tenancy Administration & Deposit protection: £210.00 plus VAT

Deposit Protection: £60.00 plus VAT

INVENTORY COSTS & CHECK-OUT COSTS

Property Size

Studio	£180.00 including VAT
1 Bedroom	£180.00 including VAT
2 Bedroom	£210.00 including VAT
3 Bedroom	£240.00 including VAT
4 Bedroom	£270.00 including VAT
5 Bedroom	£300.00 including VAT

PROFESSIONAL CLEANING COSTS

Studio	£140.00
1 Bedroom	£150.00
2 Bedroom 1 bath	£165.00
2 Bedroom 2 bath	£175.00
3 Bedroom	£235.00
Single carpet room	£35.00
Double carpet room	£45.00
Additional room	£20.00

EICR (Electrical Installation Condition Report)

1 Bedroom	£240.00 including VAT
2 Bedroom	£264.00 including VAT
3 Bedroom	£300.00 including VAT
4 Bedroom	£324.00 including VAT
5 Bedroom	£348.00 including VAT