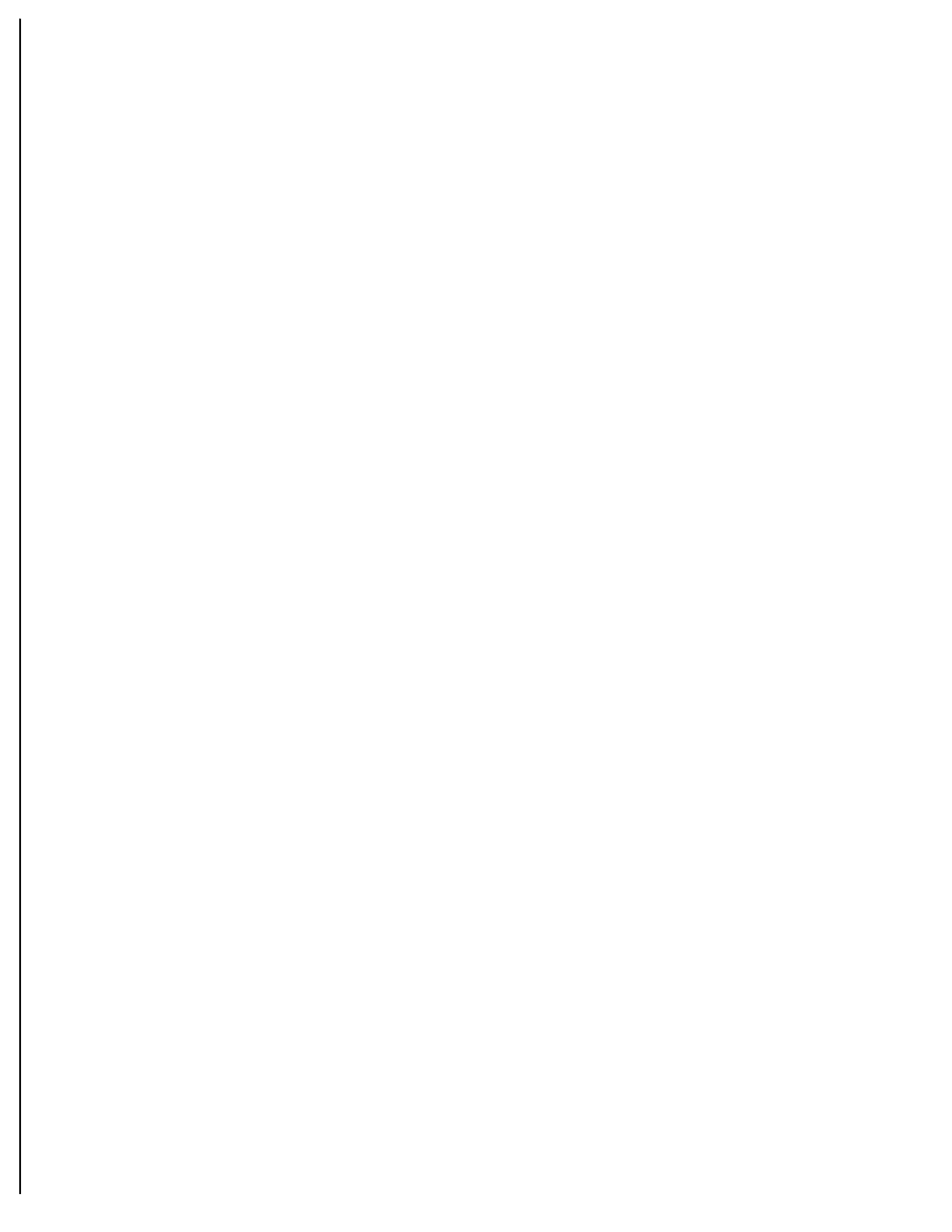


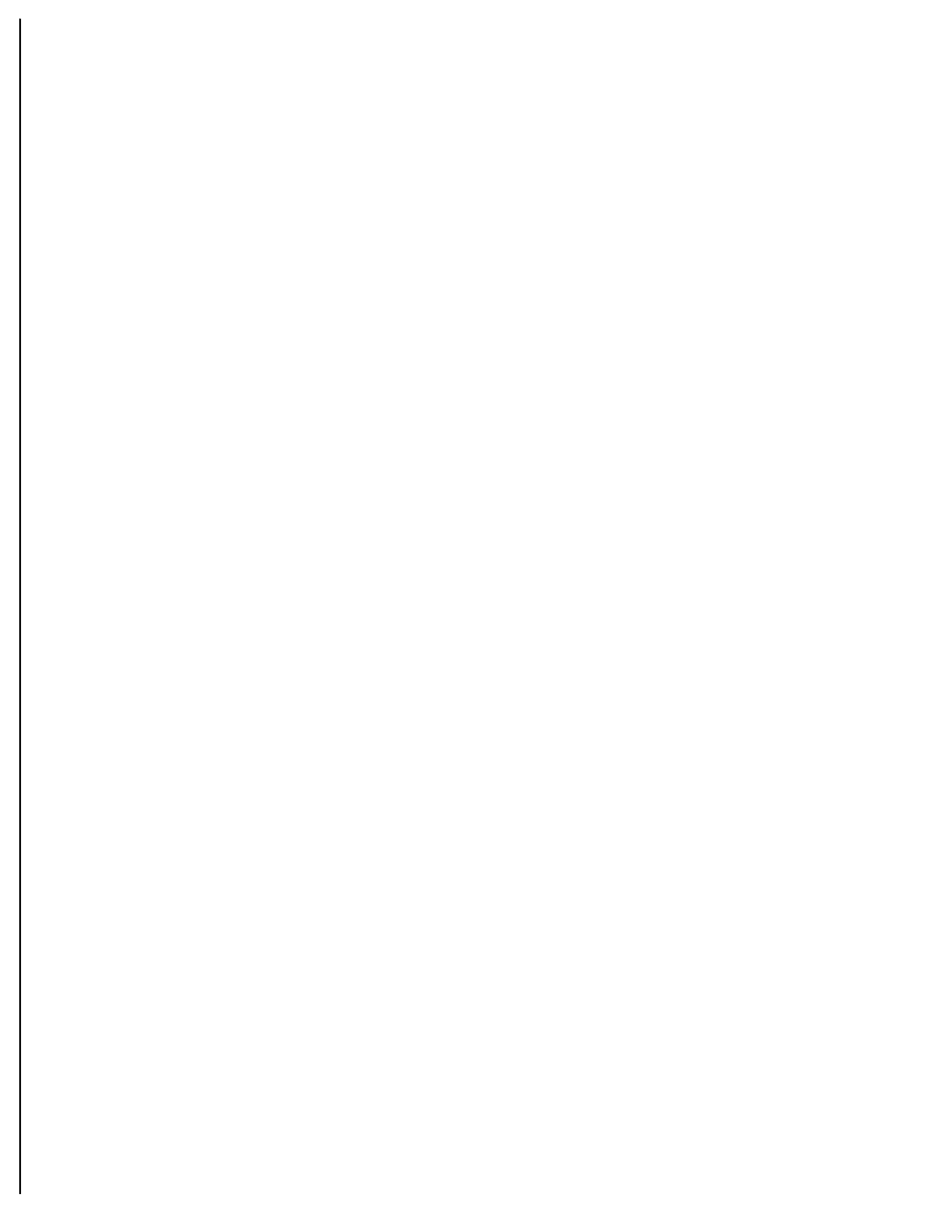
LANDLORD FEES FULLY MANAGED

All Fees Inclusive of VAT

FULLY MANAGED SERVICE	FEE	NOTES
MONTHLY FEE: Monthly commission of rent due - legal compliance, maintenance and repair, estimates, utilities, emergency call out 24 x7, rent collection, monthly statements, inspections, reporting and communication with tenants and landlords	12%	Monthly deduction of rent due
SET UP FEE: Rental valuation, legal compliance advice / checks, photos, floorplans, description, marketing Rightmove, Zoopla, social media, To Let Board, accompanied viewings, offer negotiation, referencing report including employment checks, landlord/agent reference, credit history, CCJ Ccounty Court Judgements), IVA (individual voluntary arrangement), agreement of tenancy terms and clauses, right to rent checks, collection of holding deposit and move in monies.	£450.00	Charged at the start of each new teanncy
INVENTORY FEE: Arrange third party inventory & check-in.	£120.00 - £250.00	Depends on property size. See separate schedule of fees
DEPOSIT REGISTRATION FEE: Registration of tenant deposit with Government authorised scheme. Issuing of prescribed information and protection of deposit within 30 days.	£84.00	
RENEWAL FEE: Negotiate new rental amount, serving of Section 13, draw-up and issue new tenancy (including any changes in legislation) administration of deposit (if required), signing of agreement by tenant and landord	£150.00	
CHECK OUT FEE: Arrange third party check-out, identify dilapidations from report negotatiate deposit deductions with tenants and agree with landlord, release and return deposit from deposit scheme.	£120.00 - £150.00	
MANDATORY REQUIREMENTS		
Gas Safety Certificate	£40.00	Plus cost of contractor
EICR Report	£40.00	Plus cost of contractor
EPC	£40.00	Plus cost of contractor
Smoke Alarm Installation	£30.00	Plus cost of product
Carbon Monoxide Detector Installation	£20.00	Plus cost of product
ADDITIONAL FEES (as and when required)		
Legionaella Risk Assessment	£40.00	Plus cost of contractor
Rent Guarantee Insurance	From £120.00	Quote on Request
Legal Notices	£80.00	e.g. Section 8 or 21
Project Management of Larger Works	5- 10%	Works exceeding £500
PAT Testing (First 10 Items)	£40.00	Plus cost of contractor
Overseas Landlord Quartely & Annual Reporting	£18 per qtr	If requested by landlord
Security Depsoit resolution	£25 p/hr	Should a dispute go to ADR
HMO licence application	£360.00	Submission to council
Cancellation Fee	Minimum Fee	(See T&Cs)
Cutting of Keys	£7.50 per key	Plus cost of invoice
Council Visits, Emergency Lighting, Smoke Detection testing	£35 p/hr	HMO Properties
Hourly Rate	£35 p/hr	Adhoc work outside of managed service







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