

Fees and Charges to Landlords

To find a tenant:

£199 plus VAT (**£238.30** inc VAT) for a managed tenancy

£395 plus VAT (**£474** inc VAT) if you manage the tenancy yourself

To include: Marketing the property including publications, websites, board, brochures and window card, accompanied viewings, collection of 1st months rent, provision of an inventory for managed tenancies, advice on pricing strategy, advice and collection of holding deposit for managed tenancies, drawing up a tenancy agreement.

Fee for referencing potential tenants: **£115** inc VAT

Fee for managing a tenancy:

12% plus VAT (**14.4%** including VAT) of the rent due
subject to a minimum of £45 plus VAT (**£54** including VAT)

To include: Collection of rent and pursuance of outstanding arrears, advice on all relevant utility companies, arrangement of routine and emergency repairs, holding spare keys, periodic inspections.

Deposit registration fee (for managed tenancies only): **£25** for the 1st year
£10 per annum from year 2 onwards

Preparation of the rent for the Landlords accountant: £50 plus VAT (**£60** inc VAT)

Withdrawal fee: £100 plus VAT (**£120** inc VAT)

Energy Performance Certificate: £55 plus VAT (**£66** including VAT)

The Process for Tenants:

Once references have been completed and a tenancy commencement date has been agreed with all parties, a Holding Deposit equivalent to **one week's rent** may become payable. The Tenancy Management Team will be in touch with you to walk through the process, and please note that a bond will be payable of the equivalent of **five week's rent**.

Redress Scheme – The Property Ombudsman

Bond Protection Scheme – TDS (Tenancy Deposit Scheme)

Client Money Protection Scheme – Solicitors Regulation Authority