



## LANDLORDS FEES SCHEDULE

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(ALL FEES ARE SUBJECT TO VAT)

	<b>Full Tenancy Management</b>	<b>Basic Tenancy Management</b>	<b>Let Only</b>
Rental Commission	10% Minimum monthly charge £50.00	8% Minimum monthly charge £40.00	-
New tenancy set-up cost for managed tenancies	50% of monthly rent, minimum charge of £450.00	50% of monthly rent, minimum charge of £450.00	One months rent, minimum payment £600
Details and photos prepared	✓	✓	✓
On line marketing	✓	✓	✓
Accompanied viewings	✓	✓	✓
Referencing & credit checking	✓	£30.00 per applicant and guarantor	£30.00 per applicant and guarantor
Immigration Act checks conducted during tenancy	✓	£30.00 per person	
Tenancy Agreement & associated paperwork	✓	✓	✓
TDS Deposit registration	✓	£60.00	
Inventory	✓	1 bedroom - £80.00 2 bedroom - £100.00 3 bedroom - £120.00 4 bedroom - £140.00	1 bedroom - £80.00 2 bedroom - £100.00 3 bedroom - £120.00 4 bedroom - £140.00
Inspections x 4 per year if agreed with landlord	✓	£60.00	
Rent arrears – 1 month chasing	✓	✓	
Rent arrears chasing month 2 onwards	Monthly margin still payable for all rents due if no Rent & Legal warranty in place	Monthly margin still payable for all rents due if no Rent & Legal warranty in place	
Annual rent review & service of Section 13 notice	✓	£40.00	
Fixed term renewal	£100.00	£100.00	
Notices served, Section 8 and Section 21	✓	£75.00	



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Tenant Checkout report & negotiation of deductions at end of tenancy	✓	£130.00	
Checkout report at end of tenancy	✓	£120.00	£120.00 – If Inventory was provided by LETS COMPLY at start of tenancy
Negotiation of deductions and return of deposit at end of tenancy	✓	£50.00	
Deposit Dispute Handling	✓	Staff time charged at hourly rate	

### ADDITIONAL SERVICES AND CHARGES

Paper rent statement by post		£6.00
Paper copy of Tenancy Agreement		£25.00
Staff hourly rate	Property Manager/Consultant	£75.00
Empty Care Inspections	Within 5 miles of office Over 5 miles of office	£25.00 per visit £35.00 per visit
Court attendance		Staff hourly rate plus mileage cost
Management of refurbishment at change of tenant		10% of gross refurbishment cost, subject to a minimum fee of £250.00

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