



**Fees and charges**

<u>Fully managed service</u>	
Monthly commission	14% of rent due, plus VAT. (16.8% Inc Vat) Or a minimum fee of £65.00 + Vat (£78 Inc Vat) The minimum fee only applies if the % agreed falls below the minimum fee amount.
First tenancy set up fee	No cost covers all advertising & marketing costs, referencing costs, drawing up the tenancy agreement, registering deposit and issuing prescribed information.
Second and subsequent tenancy set up fee	No cost
Inventory at the start of tenancy	As per table below
Inventory at the end of tenancy	No cost
Issue notice of seeking possession	No cost
Renewal of tenancy agreement	No cost
Quarterly inspections	No cost
Rent review & issuing rent increase notice	No cost
<u>Tenant find service</u>	
Fee due	£550.00 inc VAT
Referencing cost	Included
Inventory at the start of tenancy	As Below
Check out at the end of tenancy	As Below
Interim property inspections	£100.00 inc VAT
Issuing notice of seeking possession	£200.00 inc VAT
Renewal of tenancy agreement	£200.00 inc VAT
Rent review & issuing rent increase notice	£100.00 inc VAT
<u>Additional agency fees</u>	
Where requested by landlord, these costs are included in the above scale of fees for fully managed, rent collection and tenant find services	
Standalone AST	£250.00 inc VAT
Deposit registration	£60.00 inc VAT
Early termination fee	£550.00 inc VAT
Rent protection including legal cover      Available through our referencing company, please ask for more details <i>(Applicants and guarantors must fully meet referencing requirements)</i>	

Inventory fees

Check in inventory fees including VAT

No of bedrooms	0/1	2	3+
Unfurnished	£100.00	£150.00	£200.00

Check out inventory fees including VAT

No of bedrooms	0/1	2	3+
Unfurnished	£100.00	£150.00	£200.00