

<b>Full Management Service</b>	
Monthly commission:	12% of rent due including VAT. See points 1 to 13 above. For example. if the monthly rental was £600, you will pay a fee of £72 inclusive of VAT. Should the agreed rental be higher or lower than this example, our commission will be correspondingly higher or lower.
First Tenancy Set-up Fee	£180.00 including VAT - covers all advertising & marketing costs, referencing costs, drawing up the Tenancy Agreement, registering deposits and issuing Prescribed Information.
Second and subsequent Tenancy Set-up fee	£180.00 including VAT
Inventory at start and end of the tenancy:	As below
Check out Inventory at end of tenancy:	No cost
Issuing Notice of Seeking Possession:	No cost
Renewal of Tenancy Agreement:	No cost
Quarterly Inspections:	No cost
Rent review:	No cost

<b>Letting &amp; Rent Collection Service</b>	
Monthly commission:	9% including VAT of rent due. See points 1 to 9 above. For example. if the monthly rental was £600, you will pay a fee of £54 inclusive of VAT. Should the agreed rental be higher or lower than this example, our commission will be correspondingly higher or lower.
Tenancy Set-up Fee:	£180.00 including VAT - covers all advertising & marketing costs, referencing costs, drawing up the Tenancy Agreement, registering deposits and issuing Prescribed Information.
Inventory at start and end of the tenancy:	As below
Check out inventory at end of tenancy:	As below
Renewal of Tenancy Agreement:	No cost
Issuing Notice of Seeking Possession	No cost
Rent review:	No cost

<b>Tenant Find Service</b>	
Fee Due:	£474.00 including VAT - Includes cost of marketing, advertising, tenant vetting, preparing Tenancy Agreement. See points 1 to 8 above.
Referencing (per person/company)	£20.00 including VAT
Inventory at start and end of the tenancy:	As below
Check out at end of tenancy:	As below
Inspections:	£42.00 including VAT
Issuing Notice of Seeking Possession:	£42.00 including VAT
Renewal of Tenancy Agreement:	£60.00 including VAT
Rent review:	£60.00 including VAT

**Advertising Only Service**  
£150 up front cost per property including VAT

-Covers the cost for advertising the property only on behalf of the landlord.  
-All leads and enquiries will be sent to landlord to contact and arrange viewings. -Landlord responsible for referencing, tenancy set up, registering deposit etc

<b>Additional Agency Fees</b>	
(where requested by landlord. These costs are included in above scale of fees for fully managed, rent collection and tenant find services)	
<b>Standalone AST</b>	£120.00 including VAT
<b>Deposit registration:</b>	£24.00 including VAT
<b>Early termination Fee:</b> (not included in any of the above)	£474.00 including VAT
Minimum Fee (in case of early termination):	
<b>Rent Protection Including Legal Cover</b> (applicants and guarantors must fully meet referencing requirements)	6 months nil excess £110.00 including IPT or 12 months nil excess £150.00 including IPT

<b>Check in Inventory Fees including VAT</b>			
No of bedrooms	0/1	2	3+
Unfurnished	£60.00 including VAT	£90.00 including VAT	£120.00 including VAT
Furnished	£90.00 including VAT	£120.00 including VAT	£180.00 including VAT
<b>Check out Inventory Fees</b>			
No of bedrooms	0/1	2	3+
Unfurnished	£30.00 including VAT	£45.00 including VAT	£60.00 including VAT
Furnished	£45.00 including VAT	£60.00 including VAT	£90.00 including VAT