



## Landlord Fees – Tenant Find Only

*Always ask for a tailored solution to meet your requirements*

On finding a tenant who is accepted by you, or whom you have given us or our assignees authority to accept on your behalf, and who completes the Tenancy Agreement, our commission will be charged as follows:

A Marketing fee of 40% of the first month's rent for a let for the period of the agreed tenancy term. Commission is Inc. VAT. The fee includes full marketing, viewings, tenant application, references, right to rent checks and the drawing up of the tenancy agreement

Administration and registration of the tenant deposit £60 INC VAT

Fees remain due and payable should the landlord dispense with the services of the agent if proceedable applicants have been accepted and satisfactory references completed

3rd Party Fees include:

EPC (£114 INC VAT), Electrical Safety Certificate (£240 INC VAT), Legionella testing (£150 INC VAT if instructed), Gas Safety certificate and testing (£135 INC VAT) Inventory and check out (£110 to £200 INC VAT for each report, depending on the size of the property).

## Landlord Fees – Fully Managed

*Always ask for a tailored solution to meet your requirements*

On finding a tenant who is accepted by you, or whom you have given us or our assignees authority to accept on your behalf, and who completes the Tenancy Agreement, our commission will be charged as follows:

8% (9.6% INC VAT) for a let at six months of the gross rent for the period of the agreed tenancy term. Commission is subject to VAT.

£120.00 INC.VAT is payable for preparing the Contracts and £96 INC. Vat on any renewal of tenancy or any extensions

A Marketing fee to cover the Tenant Fee Ban namely our Tenant Approval Pack of 20% of the first months rent.

Rent protection Policy (optional), includes legal eviction and unlimited references - £18.50 per month (Inc. Vat)

Service of notices - £96 INC VAT

Administration and registration of the tenant deposit £60 INC VAT

Additional property visits £30 INC VAT

Fees remain due and payable should the landlord dispense with the services of the agent during the tenancy.

3rd Party Fees include, EPC (£114 INC VAT), Electrical Safety Certificate (£240 INC VAT), Legionella testing (£150 INC VAT if instructed), Gas Safety certificate and testing (£135 INC VAT) Inventory and check out (£110 to £200 INC VAT for each report).