



## Charges and Fees for Landlords

### Managed Properties

<b>Upfront set up fee taken from first month's rent:</b>	<b>60% including VAT (50% ex VAT)</b>
<b>Monthly Management fee:</b>	<b>7.2% including VAT (6% ex VAT)</b>
<b>Referencing:</b>	<b>Included in managed service</b>
<b>Deposit Protection (Registration with DPS):</b>	<b>£12 including VAT (£10 ex VAT)</b>
<b>Inventory &amp; Schedule of Condition:</b>	<b>Included in managed service</b>
<b>Checkout Inspection and Report:</b>	<b>£120 including VAT (£100.00 ex VAT) up to a maximum of a 5-bedroom property</b>
<b>Tenancy Renewal:</b>	<b>£60.00 including VAT (£50.00 ex VAT)</b>

### Legal Requirement and Best Practice

<b>Electrical Installation Condition Report (EICR):</b>	<b>£180 including VAT (£150 ex VAT) (where a property has more than one consumer unit, an additional charge will apply)</b>
<b>Energy Performance Certificate (EPC):</b>	<b>£72 including VAT (£60 ex VAT)</b>
<b>Gas Safety Certificate:</b>	<b>£96 including VAT (£80 ex VAT)</b>
<b>Gas Safety Certificate with boiler service:</b>	<b>Subject to Quotation</b>
<b>Legionella Risk Assessment:</b>	<b>£72 including VAT (£60 ex VAT)</b>

### Other Services

<b>Arranging copies or additional keys, fobs etc:</b>	<b>£30.00 including VAT (£25.00 ex VAT) Plus costs of keys/fobs £60 including VAT (£50 ex VAT)</b>
<b>Providing Annual Statement for Tax Assessment:</b>	
<b>Arranging and Supervising Major Building or Refurbishment Work</b>	<b>12% of total cost of the works including VAT (10% ex VAT)</b>