



Charges and Fees for Landlords

Managed Properties

Upfront set up fee taken from first month's rent:	60% including VAT (50% ex VAT)
Monthly Management fee:	9.6% including VAT (8% ex VAT)
Referencing:	Included in managed service
Deposit Protection (Registration with DPS):	£12 including VAT (£10 ex VAT)
Inventory & Schedule of Condition:	Included in managed service
Checkout Inspection and Report:	£120 including VAT (£100.00 ex VAT) up to a maximum of a 5-bedroom property
Tenancy Renewal:	£60.00 including VAT (£50.00 ex VAT)

Legal Requirement and Best Practice

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

Let Only Service

Tenancy Set-up Fee	£600 including VAT (£500 ex VAT)
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Other Services

Arranging copies or additional keys, fobs etc:	£30.00 including VAT (£25.00 ex VAT) Plus costs of keys/fobs
Providing Annual Statement for Tax Assessment:	£60 including VAT (£50 ex VAT)