

## Landlord Schedule of Fees

LANDLORD FEES	
<b>CORE FEES</b>	
Full Management Service Payable Monthly	14.4% (Net 12%)
Part Managed Service	12% (Net 10%)
Let Only Service	1 month's rent + VAT (Min £1531.20 / net £1276)
Tenancy Deposit Scheme (TDS) Admin Fee	£60 (Net £50)
Marketing & Set Up Fee (Full & Part Management)	1.5 weeks' rent + VAT (Min £690 / net £575)
Rent Protection & Legal Expenses Insurance (Available only on Part or Full Management Services)	Price dependent on rent figure, starting from £36 / net £30. Cost schedule per rent bracket available upon request
HMO Full Managed Service	18% (Net 15%)
<b>ADDITIONAL FEES APPLY</b>	
Change of Tenant Sharer Fee (Full Managed Service)	£180 (Net £150)
Change of Tenant Sharer Fee (Let only & Part Managed Service)	£420 (Net £350)
Landlord Withdrawn from Offer	£585 (Net £487.50) or 50% of the Letting Fee - whichever is the greater
<b>RENT INCREASE NOTICE - FORM 4a SECTION 13</b>	
Preparation and serving of Form 4a Section 13 rent increase notice	£126 (Net £105)
<b>COMPLIANCE CHECKS &amp; CERTIFICATES</b>	
Instruction of Either a Gas Safety or Electrical Certificates (Included in Full Management Service)	Contractor Invoiced Plus £36 (Net £30) Arrangement Fee
Separate Safety Check Inspection	By Invoice From Contractor
Fitting a Smoke Alarm / CO Detector	Contractor Invoiced Plus £36 (Net £30) Arrangement Fee
Smoke Alarms Test (Included if Part of Inventory)	£72 (Net £60) if Requires a Separate Visit
CO Detector Test (Included if Part of Inventory)	£72 (Net £60) if Requires a Separate Visit
Arranging Legionella Inspection	Contractor Invoiced Plus £36 (Net £30) Arrangement Fee
<b>PROPERTY CONDITION ASSESSMENTS</b>	
Inventory Check and Schedule of Condition	From £204 (Net £170)
Check Out	From £144 (Net £120)
Negotiate Dilapidations (Included in Full Management Service)	£300 (Net £250) Paid Upfront
Deposit Dispute Submission Fee – All Service Levels	£120 (Net £100)
Additional Property Visits	£126 (Net £105)
<b>LEGAL</b>	
Providing Documents to Solicitors	£60 (Net £50)
Service of form 3a section 8 notice seeking possession	Via solicitor instruction. Cost dependent on solicitor
Submission of Rent Guarantee Claim	£48 (Net £40)
Court Attendance	£360 Per Half Day (Net £300 Per Half Day)
Bailiff Attendance	£210 (Net £175)
<b>ADDITIONAL SERVICES</b>	
Buy to Let Advisory Service	£300 (Net £250)
Property Acquisition Service	2.4% (Net 2%)
Empty Property Management	By Separate Negotiation
Own Tenancy Agreement	£48 (Net £40)
Ad Hoc Services / Hourly Rate	£72 per hr (Net £60) or £108 per hr (Net £90) – Manager £216 per hr (Net £180) – Director
Project Management	12% (Net 10%)
<b>MISCELLANEOUS</b>	
Keys Cut	£18 (Net £15) Plus Contractor's Invoice
Heater Loan	£60 Per Week (Net £50) - We Deliver and Pick Up