

Lettings and Management Fees

Level of service

Let only service	72% (60% + VAT) of one months rent - minimum fee of £720 (£600+VAT) This is a one off charge at the start of a new tenancy. Tenancy renewal for Let Only £120 (including VAT) – this is optional. Registering Deposit with TDS custodial deposit scheme £72 (including VAT). Serving of Section 21 or Section 8 (notice to quit) £240 (including VAT).
Full management	Initial tenant find and set up fee of £360 (£300 + VAT). Recurring monthly fee of 13% (including VAT) of the monthly rent.
Rent collection only	Fees as per ‘Full management’ with 12% (including VAT) management fee.

Additional services

Schedule of condition	£120 (including VAT) up to two bedrooms £200 (including VAT) two bedrooms +
Key cutting	Key cutting is charged at cost
Energy Performance Certificate	£120 (including VAT)
Gas/Oil/Electrical safety certificate	All quoted individually

Tenant fees

Replacement of lost keys (standard) – £POA
Replacement of communal / security keys / fobs – £POA
Interest on rent that is over 14 days late – 3% over base rate
Payment of damages for a breach of the tenancy agreement - £POA
Tenant’s request for a variation, assignment or novation to the tenancy agreement - £50 unless additional costs are incurred
Tenant’s request for termination of the tenancy within the fixed term - £POA