

SCALE OF CHARGES

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|----------------------------|---|
| 1) Let Only Service | 50% of First Month's Rent or £300 (plus VAT) whichever is the greater |
| 2) Full Management Service | 10% (plus VAT) of the rent received, deducted by the Agent on a monthly basis |
| 3) HMO Management | 2% (plus VAT) of the rent received, deducted by the Agent on a monthly basis (In addition to the normal management fee) |

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Additional Charges

Admin Set Up Fee (Managed Only) 50% of First Month's Rent (plus VAT)
This includes, all referencing, Inventory, Checkout Fee, all paperwork, right to rent etc, this does not include gas safety, EPC or any agreed works to the property.

| | |
|-------------------------------|--|
| Professional hourly rate | £100.00 (plus VAT) Charged by the Agent when required to carry out any additional services |
| Periodic Property Inspections | £15 (plus VAT) (per visit) |
| Tenancy Renewal fee | £75 (plus VAT) |
| Major works fee | £POA |

Minimum Fee

Where the Landlord cancels the Agent's instruction to provide a management service the Agent will charge, and the Landlord will pay, a fee based upon 12% (plus VAT) of the agreed rent for the period, not exceeding six months from the commencement date of the tenancy.

VAT is payable at the prevailing rate on all our fees.

SCALE OF CHARGES OTHER SERVICES

(All fees are per property unless otherwise stated)

| | | |
|--|------------------------|------------|
| 1. Service of Section 21 | £50 | (plus VAT) |
| 2. Service of Section 8 Notice | £75 | (plus VAT) |
| 3. Court Proceedings Accelerated | £965 | (plus VAT) |
| 4. Court Proceedings Rent Arrears* | £1,035 | (plus VAT) |
| 5. Service of Section 13 | £50 | (plus VAT) |
| 6. Service of Section 48 including prescribed information | £75 | (plus VAT) |
| 7. HMO Application | £250 | (plus VAT) |
| 8. Annual HMRC Tax Statements | £15 | (plus VAT) |
| 9. Overseas Landlord Tax Summary | £20 | (plus VAT) |
| 10. Deposit Disputes | £150 | (plus VAT) |
| 11. Professional Hourly Rate | £80 | (plus VAT) |
| 12. Rent Guarantee Insurance (6 Months) | £134.40 | (No VAT) |
| 13. Inventory | various - see attached | |
| 14. Checkout Fee | £75 | (plus VAT) |
| 15. Prescribed Information and deposit registration fee | £50 | (plus VAT) |
| 17. Annual renewal of deposit protection £30 | | (plus VAT) |

(These charges only apply to properties not covered by Rent Guarantee insurance)*

The fees charged may change and we will endeavour to inform you of such a change at the earliest opportunity.

We may also receive commissions from Contractors, Insurance companies, Referencing companies, Utility providers and others.

These commissions will be included in the contractor invoice (including VAT)

COSTS OF INVENTORIES

| | Unfurnished | Part Furnished | Furnished |
|---------------|-------------|----------------|------------|
| | £ | £ | £ |
| Studio | 70 | 75 | 80 |
| 1 Bed | 85 | 90 | 95 |
| 2 Bed | 100 | 105 | 110 |
| 3 Bed | 115 | 120 | 125 |
| 4 Bed | 130 | 140 | 150 |
| 5 Bed | 140 | 150 | 160 |
| 6 Bed | 150 | 160 | 170 |
| 7 Bed | 160 | 170 | 180 |
| 8 Bed | 170 | 180 | 200 |

Additional Rooms Cost: The above prices include said amount of bedroom/s, x1 bathroom, x1 kitchen, x1 lounge, x1 Hall/Hall Landing (from 3 Bedrooms upwards price includes a 2nd Reception/Dining Room) - any additional rooms (Ensuites, Utility Rooms, Additional Halls etc) will have additional charges as below**

| Additional Rooms | Unfurnished | | Part Furnished | | Furnished |
|------------------|--------------|--|----------------|--|--------------|
| | 10.00 | | 15.00 | | 20.00 |