Letting, renewal and receiving rent: 13.2%* of rent for the whole time your tenant stays in the property

We'll:

- Discuss local market conditions
- · Advise on preparing your property for letting
- Keep you up to date on compliance and health & safety
- Put up a To Let board
- Market the property and advertise on relevant portals
- Arrange and accompany viewings
- Collect & hold the deposit
- Ask tenants to set up rent payments and pass monies on
- Make any necessary HMRC deduction
- Chase late rent payments
- Discuss renewal or termination

Short Lets (less than six months)	24% of rent
Minimum Fee London Region	£1,800 *
Minimum Fee Other Regions	£1,200 *

Letting, renewal, receiving rent and management: 20.4% * of rent for the whole time your tenant stays in the property

In addition to the letting, renewal and receiving rent services we'll:

- Deal with day to day management including repairs
- Give utility suppliers meter readings when the tenancy starts and ends
- Hold a working fund and make payments
- · Organise the following safety checks; gas safety record, electrical safety tests, smoke and carbon monoxide alarms
- Visit the property at least once a year
- · Provide an emergency out of hours service
- Manage the end of tenancy process and deposit return

Minimum Fee London Region Minimum Fee Other Regions	£3,000 * £2,400 *
Inclusive letting, renewal, receiving rene In addition to the above we'll: Facilitate inclusive utilities, telecoms and furnishings as needed	t and management * 21.6% of rent
Minimum Fee London Region Minimum Fee Other Regions	£3,500 * £2,900 *
Short Lets (less than six months)	30% of rent
Management Only Service	£600 handover ** and 7.2% of rent payable Minimum Fee £1,800
Vacant management (before you let or between tenancies) This depends on what you need: Pre letting service (visual check)	Minimum monthly fee £120 £600

Extra optional and non-optional fees & charges

Tenancy Paperwork (landlord's share)

Sale of Property

(including sales progression)

Contract negotiation (amending and agreeing terms) and arranging the tenancy.	
Right to Rent Checks Initial per person Follow up (included for our managed clients) per person	£30 £50
Land Registry	£4.80
Head lease from Land Registry	£4.80
Deposit registration	£48 per year
Transferring deposit to landlord or other agent during tenancy	£120
References during tenancy or at renewal	£39

guarantees 14.4% of net cost Quarterly return to HMRC £120 per landlord Consolidated statement £30 per copy Tenancy renewal paperwork (landlord's share) Contract negotiation and arranging necessary documentation £120 + commission Cancelling a let before the tenant moves in f350 + costsPreparing and serving notices Section 13 Notice: £50 • Section 21 Notice: £50 The service of S21 notice is included for our managed clients Meeting third parties for insurance claims £120 per hour £120 per hour Attending court or £240 per hour for a Director Making a payment outside the UK £30 Making a same day payment in the UK Interest on unpaid commission or other monies due at above Barclays Bank base rate

£120 per property

£120 per hour

£120 per year

Minimum £180

£120 per visit

to a maximum of £1,140

£300

£60

to a maximum charge of £600

Change of ownership set up

Application handling

HMO visits and/or

Annual license holding

Helping with deposit adjudication

Making an inventory and check-in

Inventory arrangement per booking

(included for managed landlords)

any additional property visits

Additional HMO or selective licensing

Larger properties may be at an additional cost.

Arranging works or refurbishment over £1,000

This includes: arrange access, contractor quotes, checking

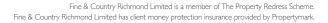
works against job specification, holding works warranties and

If you have any questions about our fees, please ask a member of staff











2.4% of the agreed sale price

£246