

## 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)     | 2.4% (Net 2%) of the Monthly Rent                                                            |
| 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>RENEWAL FEES</b>                                                                                 |                                                                                              |
| Renewal of Tenancy – Full or Part Management                                                        | £126 (Net £105)                                                                              |
| Renewal of Tenancy – Let Only                                                                       | £240 (Net £200)                                                                              |
| Student Tenancy Renewal Fee                                                                         | £360 (Net £300)                                                                              |
| <b>RENT INCREASE NOTICE - FORM 4 SECTION 13</b>                                                     |                                                                                              |
| Preparation and serving of Form 4 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 - Let Only or Part Management                                        | £120 (Net £100)                                                                              |
| Deposit Dispute Submission Fee - Full Management                                                    | £120 (Net £100)                                                                              |
| Additional Property Visits                                                                          | £126 (Net £105)                                                                              |
| <b>LEGAL</b>                                                                                        |                                                                                              |
| Providing Documents to Solicitors                                                                   | £60 (Net £50)                                                                                |
| Service of a Legal Notice for Possession (Included in Fully Managed Service)                        | £150 (Net £125)                                                                              |
| 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<br>£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                                              |