

Scale of Charges

All fees are inclusive of VAT except where stated.
We reserve the right to adjust charges.
We pride ourselves on being specialists in lettings and property management. We can tailor our services according to your requirements.
Please contact us to discuss.

Agency Services	Full Management	Rent Collection	Let Only
Let Fee (% of first month's rent)	50% (min £600)	50% (min £600)	80% of first months' rent
Monthly Fee (% of each month's rent)	15% of each month's rent	10.0% of each month's rent	N/A

Other Charges

Deposit registration with Tenancy Deposit Scheme	Managed £32.00. Let Only £40.00
Inspection and confirmation report (included with Full Management)	£50.00
Overseas Landlords with no NRL1 Cert	2.5% of monthly rent
Property repossessed (requiring relocation of Tenant)	1 month's rent
Sale of the Premises to tenant	1.0% + VAT of the sale price
Section 21 Notice of Possession	£75.00
Energy Performance Certificate	£99.50
Supervision of protracted refurbishment or building works	10% or min £150.00
Tenancy renewal fee	Managed £95.00. Let Only £125.00
Check-Out fee	See below schedule
Testing of Smoke and CO Alarms on Tenancy Start Date	£32 FM, £40 LO/RC
Waiting at property for contractors	£15 per ¼ hour incl. travel
Withdrawal of property after Tenant has been accepted	£350.00

Charges for Outsourced Services (Incl. VAT)

Landlord Gas Safety Certificate from #	£99.50
Landlord Gas Safety Certificate plus Boiler Service #	£125.00
Periodic Inspection (Electrical Safety Check)	Starting at £175
Portable Appliance Testing (Electrical Safety Check) from #	£85.00
Legionella Assessment and Report #	£95.00

• Inventories (No VAT) (Included with Full Management)	1 Bed		2 Bed		3 Bed		4 Bed		5 Bed	
	UF	FF	UF	FF	UF	FF	UF	FF	UF	FF
New Inventory	£85	£95	£95	£110	£110	£120	£120	£130	£130	£145
Checkout Report Only	£85	£95	£95	£110	£110	£120	£120	£130	£130	£145