

SCALE OF CHARGES

1) Tenant Find Service	6% INCLUDING VAT of the annual rent received, deducted by the Agent (eg if the monthly rental was £600 x 12 = £7200 you pay a fee of £518.40 including VAT.) subject to minimum payment £600 including VAT.(one off fee)
2) Rent Collection Service –	12% INCLUDING VAT pcm of the rent received, deducted by the Agent.(eg if the monthly rental was £600 you pay a fee of £72 including VAT.)
3) Full Management Service	14.4% INCLUDING VAT pcm of the rent received, deducted by the Agent.(eg if the monthly rental was £600 you pay a fee of £86.40 including VAT.)

The fees under the above service 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

Set up fee	£ 0.00 (inc VAT)
Duplicate Statements	£ 5.00 (inc VAT)
Check In	£100.00 (inc VAT)
Check out	£ 90.00 (incVAT)
Copy statements	£ 5.00 (inc VAT)
Void Property inspections	£ 60.00 (incVAT) (per visit)
Tenancy Renewal fee	£ 60.00 (inc VAT)
Early release	£180.00 (inc VAT)
EPC	£ 90.00 (inc VAT) free floor plan included
Floor Plan	£ 30.00 (inc VAT) when not purchasing EPC
Deposit dispute resolution	£180.00 (inc VAT) Tenant Find Only
Legal assistance	£180.00 (inc VAT)
Organising works	£ 30.00 (inc VAT) Rent collect and Tenant Find only
Purchase of property by Tenant	1.2% (inc VAT) (eg if the sale price was £400,000 you would pay £4800)
Major works fee	10% (inc VAT) of the overall works total(eg if the invoice was £100 you would pay a fee of £10 including VAT)

Cancellation during a Tenancy minimum payable is Tenant Find Only fee plus other costs incurred, including a reasonable fee for the time management has been provided.

Where the Landlord cancels the Agent's instruction to provide one of the above Lettings services after a tenant has been found and references have been ordered the Agent will charge and the Landlord will pay £300.00 including VAT