

SCALE OF LANDLORD CHARGES

INTRODUCTION: 8% + VAT (9.6% including VAT) of the total contractual term deducted from the first calendar months rent.

MANAGEMENT: 10% + VAT (12% including VAT) of the total contractual term deducted on a monthly basis from the calendar monthly rent.

Fees are not reimbursed if the Tenant vacates the property before the end of the term and the Agent cannot be held responsible. Under a Management letting the appropriate management fee percentage is reimbursed.

All fees are subject to VAT. Any difference owing to or due from the Landlord will be settled within 30 days.

In the event that the Landlord dispenses with the Agents services but enters into a second or subsequent Tenancy Agreement with the tenant procured by the Agent pursuant to an agreement made between the landlord and the agent upon these terms and conditions then the landlord shall be liable to pay the agent fees as set out in this agreement.

In the event that the Tenant (or person or corporate body associated with the Tenant) introduced by the Agent subsequently purchases the property whether before, after or during the tenancy, commission shall be at the rate of 1½% of the sale price and payable to the Agent on completion.

MANDATORY REQUIREMENTS AND ASSOCIATED COSTS (if required)

EPC	£80 (inc VAT)
Gas Safety Certificate	£20 (inc VAT) plus contractors invoice

Smoke Detectors	£30 (inc VAT) plus contractors invoice
Carbon Monoxide Detectors	£30 (inc VAT) plus contractors invoice

ADDITIONAL CHARGES (when required)

Agreement Administration fee	£180 (inc VAT)
Deposit Registration	£60 (inc VAT)
Tenancy Renewal (introduction only)	Contracted fee minus 1% (+ VAT)
Inventory arrangement	£30 (inc VAT) + Contractors fee
Rent guarantee insurance set up	£20 (inc VAT)
Sale of property to tenant	1.5% of the sale Price + VAT
Additional spot checks	£40 (inc VAT)
Check out arrangement	£30 (inc VAT) + Contractors fee

Submission of evidence under a disputed deposit	£75 (inc VAT)
Arranging and signing a Statutory declaration for DPS	£75 (inc VAT)
Project management for major works exceeding £600 (inc VAT)	12% of contractors Invoice (inc VAT)
Credit Check	£20 per applicant
File recovery of your historic tenancy	£50 (inc VAT)
Key cutting	£20 (inc VAT) + contractors fee
Arrangement of Legionella risk assessment	£30 (inc VAT)
Historic accounts recovery	£70 (inc VAT)

Stanfords are members of The Deposit Protection Scheme (DPS) and My Deposits. The redress scheme is The Property Ombudsman (TPO) Client Money Protection (CMP) Certified UKALA