





## Schedule of Charges (incl. VAT)

Description	Premium Managed 	Managed 	Rent Collection 	Tenant Find 
Tenant Find fee	✓	✓	✓	<b>60% incl. VAT</b> 50% excl. VAT
Monthly service commission	<b>18% incl.VAT</b> 15% excl.VAT	<b>12% incl.VAT</b> 10% excl.VAT	<b>8.4% incl.VAT</b> 7% excl.VAT	<b>0% incl.VAT</b> 0% excl.VAT
Tenancy set up	<b>£420</b>	<b>£420</b>	<b>£420</b>	<b>£420</b>
Credit references (per applicant and per guarantor)	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Deposit registration (per Security Deposit)	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£60</b>
Gas safety check	<b>£114</b>	<b>£114</b>	<b>£114</b>	<b>£114</b>
Energy Performance certification	<b>£72</b>	<b>£72</b>	<b>£72</b>	<b>£72</b>
Electrical safety check including domestic appliances	<b>£252</b>	<b>£252</b>	<b>£252</b>	<b>£252</b>
Legionella risk assessment	<b>£60</b>	<b>£60</b>	<b>£60</b>	<b>£60</b>
Tenancy renewal	<b>£0</b>	<b>£120</b>	<b>£120</b>	<b>£240</b>
Rent review	<b>£0</b>	<b>£0</b>	<b>£60</b>	<b>£60</b>
Tenancy check-in, from	<b>£118</b>	<b>£118</b>	<b>£118</b>	<b>£118</b>
Tenancy check-out, from	<b>£101</b>	<b>£101</b>	<b>£101</b>	<b>£101</b>
"Featured property" advertising	<b>£0</b>	<b>£30</b>	<b>£30</b>	<b>£30</b>
Floor plan	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Video tour	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Professional photography, from	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Move-In & Check-Out Inventory preparation per report:				
Studio/1 bed*	<b>£118</b>	<b>£118</b>	<b>£118</b>	<b>£118</b>
2 bed*	<b>£134</b>	<b>£134</b>	<b>£134</b>	<b>£134</b>
3 bed*	<b>£151</b>	<b>£151</b>	<b>£151</b>	<b>£151</b>
4 bed*	<b>£168</b>	<b>£168</b>	<b>£168</b>	<b>£168</b>
5 bed*	<b>£210</b>	<b>£210</b>	<b>£210</b>	<b>£210</b>
Additional fee, in addition to the above, if fully furnished	<b>12%</b>	<b>12%</b>	<b>12%</b>	<b>12%</b>
Additional requested property visits (per visit)	<b>£60</b>	<b>£60</b>	<b>£120</b>	<b>£120</b>
Annual statement of income and expenditure for HMRC purposes (per tax year)	<b>£0</b>	<b>£60</b>	<b>£60</b>	<b>£120</b>
Non-UK residents accounting to HMRC (per tax year)	<b>£0</b>	<b>£60</b>	<b>£60</b>	<b>£120</b>
Hourly rate for work not included in your service level (non-exhaustive list below):				
Preparation of documents for dispute	<b>£0</b>	<b>£120</b>	<b>£120</b>	<b>£300</b>

adjudication or court proceedings				
Drawing up of documentation if not included in Service level	<b>£0</b>	<b>£60</b>	<b>£120</b>	<b>£120</b>
Attendance at court	<b>£180</b>	<b>£180</b>	<b>£300</b>	<b>£300</b>
Early termination of management service with a sitting tenant	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>£0</b>
Administration fee for withdrawing from an offer of a tenancy	<b>£120</b>	<b>£120</b>	<b>£120</b>	<b>£120</b>
Provision of duplicate documents or statements	<b>£0</b>	<b>£30</b>	<b>£30</b>	<b>£60</b>
Cutting of keys (per key)	<b>£12</b>	<b>£12</b>	<b>£12</b>	<b>£12</b>
Service of statutory notices to recover possession (per notice)	<b>£0</b>	<b>£0</b>	<b>£60</b>	<b>£120</b>
Property visits and reports to include smoke alarm and carbon monoxide testing, Immigration Act Right to Rent, Housing health and safety rating system ( HHSRS ) risk assessment.	<b>£0</b>	<b>£0</b>	<b>£60</b>	<b>£120</b>
Rent & Legal Protection (for rents up to £2000 per calendar month)	<b>£36</b>	<b>£36</b>	<b>£36</b>	<b>£36</b>
Rent & Legal Protection (for rents between £2001 and £2500 per calendar month)	<b>£58</b>	<b>£58</b>	<b>£58</b>	<b>£58</b>
Rent & Legal Protection (for rents over £2500 per calendar month)	<b>£71</b>	<b>£71</b>	<b>£71</b>	<b>£71</b>
Energy Performance Certificate (prices from)	<b>£72</b>	<b>£72</b>	<b>£72</b>	<b>£72</b>