SCALE OF LANDLORD CHARGES

** TARIFF OF CHARGES		MARKETING & LET ONLY 1st month rent (subject to min £497)	PREMIER MANAGEMENT Half month rent (subject to min £397)	VIP MANAGEMENT Half month rent (subject to min £497)
MONTHLY SERVICE FEE		N/A	FROM 10% (*6)	FROM 20% (*7)
100% RENT PROTECTION & LEGAL COVER (*5)Nil excess: you'll receive 100% of the monthly rent until vacant possession, there is no cap on the number of months coveredUp to £100,000 legal expenses cover, including appeals and legal representationExclusive partnership with DAS UK, with 40 years of experience in underwriting insuranceProperty damage cover, for civil dispute expenses on damages over £1,00075% of rent after vacant possession for up to two monthsEviction of squatters and assistance with the costs involvedStandalone legal expense cover, in case of civil disputeContract dispute protection, covering costs in disputes of over £10090-day claim window, from the date of first missed rental paymentAuto renewal process, so you have continuous coverageRent recovery	100% Rent Protection Package & Legal Cover Package	Unavailable	£30.00	Inclusive
PRE-TENANCYMarket valuation and advice on presentationProperty details and photosProperty marketed on portals, social media & websiteDistinctive To Let boardAccompanied viewingsPROCESS APPLICATION	ge Marketing Package	Inclusive	Inclusive	Inclusive
File creation on our CRM Credit and ID Checks REFERENCING (Employment & Previous Landlord) IMMIGRATION CHECKS (Right to Rent) TENANCY CREATION	Application Package	Inclusive	Inclusive	Inclusive

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Tenancy Renewals	£125.00	£80.00	Inclusive
Rent review and increase (if by renewal process)	£50.00	£25.00	Inclusive
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NON ROUTINE			
Copy monthly statements/payment advices (per		co 50	
document)	Unavailable	£2.50	Inclusive
Annual tax statements	Unavailable	£25.00	Inclusive
Landlord contractor checks for insurance and qualification (*2)	Unavailable	£50.00	Inclusive
NRL Quarterly Submissions to HMRC	Unavailable	£100.00	Inclusive
Payment of service charges (*3)	Unavailable	£25.00	Inclusive
Payment of Landlord utility bills (CT, GR, Gas, Elec) (*3)	Unavailable	£25.00	Inclusive
Assistance with council tax/utilities queries (per hour or part)	Unavailable	£40.00	Inclusive
Dealing with maintenance & management companies (per hour or part)	Unavailable	£40.00	Inclusive
Annual 1-2-1 Portfolio Review	Unavailable	£200.00	Inclusive
Service of Section 8 Notice (*1)	£120.00	£80.00	Inclusive
Service of Section 21 Notice (*1)	£142.50	£95.00	Inclusive
Service of Section 13 (Rent Increase) Notice (*1)	£75.00	£50.00	Inclusive
Service of Section 3 (Change of Owner) Notice (*1)	£75.00	£50.00	Inclusive
Arrangement of Possession Order (*1)	£90.00	£75.00	Inclusive
Attending with Bailiffs for Possession (*1)	£150.00	£100.00	Inclusive
Dealing with possession following Abandonment or Death (*1)	£150.00	£75.00	£75.00
Non-contracted property visit	Unavailable	£50.00	£50.00
Void period property visit	Unavailable	£30.00	£30.00
Deposit dispute case building (collate evidence and present to adjudication service)	£150.00	£100.00	£100.00
Arrangement of Statutory Declaration by Solicitor (*1)	£75.00	£50.00	£50.00
Utility account transfer - Key/Card Meters (per hour or part)	£95.00	£65.00	Inclusive
<pre>£10 credit on utility accounts for vacant property (*1)</pre>	Unavailable	£50.00	Inclusive
Handling insurance claims (per hour)	Unavailable	£65.00	£65.00
Selective Licencing management/application (*1)	£500.00	£250.00	£250.00
Court attendance (per attendance) (Eviction or Dispute)	£400.00	£250.00	£125.00
Land registry check to prove ownership	Unavailable	£50.00	£50.00
Transfer tenancy to/from another agent (or to/from Landlord)	Unavailable	£250.00	£250.00
Key cutting (*1)	£45.00	£30.00	£30.00
Fob ordering (*1)	£45.00	£30.00	£30.00
Vacant/void property refurbishment	Unavailable	10%	10%
Rent Protection & Legal Costs Policy Claim	Unavailable	£75.00	Inclusive
Tenancy enquiries for property sale	Unavailable	£80.00	£80.00
Maintenance Visit (checking of works or meeting contractors)	Unavailable	£50.00	£50.00
Maintenance Additional Quotes (Per additional quote, first two inclusive)	Unavailable	£25.00	£25.00

BUY TO LET ADVISORY SERVICE			
Buy to Let 15 minute call	£50.00	£50.00	Inclusive
Buy to Let 1-2-1 Consultation	£150.00	£150.00	£65.00
Buy to Let Sourcing Service	£2,500.00	£2,500.00	£2,000.00
Video viewing for remote investors	£100.00	£100.00	£100.00
Refurbishment project management fee	£2,000.00	£2,000.00	£1,750.00
EXTRA-ORDINARY MANAGEMENT			
In office based (per hour or part)	Unavailable	£65.00	£65.00
On-site or out of the office (per hour or part)	Unavailable	£95.00	£95.00

** VAT will be applied at the prevailing rate

*1 third party costs may apply (invoiced separately)

*2 per check processed

*3 per invoice/supplier processed

*4 including any new entity following restructuring, sale or asset transfer

*5 Fee recurs monthly and subject to 12 month minimum term, payable during both occupied and void period. Subject to tenant referencing/suitability

*6 Subject to minimum monthly fee of £45.00 plus VAT

*7 Subject to minimum monthly fee of £125.00 plus VAT