

### Selling Fees

Property sale fee	1.5 including VAT of agreed sale value (no sale, no fee)
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### Letting Fees

Set up and referencing	£294 including VAT based on two tenants
Guarantor or additional tenant referencing	£72 including VAT per tenant or guarantor
HMO set up and referencing	£216 including VAT per joint application of a tenant and guarantor
Full management service	14.4% (charged monthly) including VAT
Rent collection service	10.8% (charged monthly) including VAT
Tenant introduction service	84% of first month's rent including VAT
Preparation of tenancy agreement	£180 including VAT
Registration of deposit with DPS	£114 including VAT
Preparation of inventory	Starting from £120 including VAT
Check in – carried out in office	Free of charge
Check in – carried out at property with report	Starting from £66 including VAT
Energy performance certificate	£114 including VAT
Floor plan	£78 including VAT

Unless otherwise stated these fees are charged as a one off at the start of the tenancy.

### Safety Certificate Fees

Service	Fee to landlord
Gas safety record	Starting from £138 (no VAT)
Portable appliance test	Starting from £118 including VAT
Legionella risk assessment	Starting from £42 including VAT
Electrical installation condition report	Starting from £186 including VAT

Based on current contractors' estimates, subject to change.

### During Tenancy Fees

Tenancy renewal	£180 including VAT
Property inspections	Starting from £66 including VAT
Preparation and service of Section notices	£126 including VAT
Landlord income summary	£54 including VAT per ledger
Additional statement by e-mail	£6 including VAT per statement
Additional statement by post	£12 including VAT per statement
Rent and legal protection	£30 including VAT per month

### End Of Tenancy Fees

Check out	Starting from £120 including VAT
Major works project management (works above £500)	12% including VAT of total invoice
Deposit return management	Included for managed landlords, otherwise £150 including VAT