

## LANDLORD SCHEDULE OF FEES

<b>Service Fees</b>	
Let and Full Management	14.4% of gross monthly rental (12% + vat)
Let and Rent Collection	12% of gross monthly rental (10% + vat)
Let/ Tenant Find Only	9.6% of gross annual rental (8% + vat)
Management Only	7.2% of gross monthly rental (6% + vat)
Caretaking	TBA (please enquire)

<b>Tenancy Fees</b>	
Tenancy Agreement	£150 (£125 + vat)
Addendum or Renewal Agreement	£84 (£70 + vat)
Rent Review	£48 (£40 + vat)

<b>Inventory Fees</b>	
From 1 <sup>st</sup> June 2019 it is prohibited to charge Housing Act Tenants (ASTs and ATs) any third-party costs. The Landlord is liable for all inventory make, check-in and check-out charges. The costs for the inventory make and check-in/out vary according to the size of the property and are carried out by a professional third party. The invoices are passed across to the Landlord for payment.	
<b>Assured Shorthold/Assured Tenancies</b>	
Inventory make, check-in and check-out	Third party invoice charge to the Landlord
<b>Company Tenancies (Non Housing Act)</b>	
Inventory make	Costs shared between Landlord and Tenant
Inventory check-in	Cost paid by Tenant
Inventory check-out	Cost paid by Landlord

<b>OTHER FEES AND CHARGES</b>	
<b>Right to Rent:</b> Landlords need to check that all tenants have a right to reside in the UK.	Where checks cannot be carried out in-house a charge of £6 (£5 + vat) per applicant will apply.
<b>Referencing/Credit Check Fees:</b> From 1 <sup>st</sup> June 2019 it is prohibited to charge tenants on ASTs for credit checks and referencing. We use Homelet Referencing Services.	£54 (£45 + vat) for each reference carried out by Homelet 'Enhance' Level £30 (£25 + vat) for each reference carried out by Homelet 'Insight' Level
Company Credit Checks	Charged to the Tenant Company
<b>Registering and transfer of Security Deposit into Deposit Protection Service Custodial Scheme</b>	£ NIL
<b>Void Property Visits</b>	£36 (£30 + vat) per visit
<b>Major Works and Project Management</b>	10% + vat of the cost of major works including full or partial refurbishments
<b>Rent Recovery</b>	Landlord Rent Recovery & Legal Guarantee Cover is available. Please enquire for details.