

## Letting Fees

	Letting Only	Rent Collection	Full Management
Year 1	9.6% inc. VAT payable Year in advance for the initial term of the tenancy.	2.4% inc. VAT payable in advance in addition to our standard letting commission.	4.8% inc. VAT payable monthly, in addition to our standard letting commission.

## Additional Fees

	Let Only/Rent Collection	Full Management
Gas safety Certificate	£90 inc VAT	£90 inc VAT
Energy Performance Certificate	£120 inc VAT	£120 inc VAT
Rent Protection Insurance	£220 inc VAT	£220 inc VAT
Tenant referencing, (deposit registration included for managed property)	£150 inc VAT	£150 inc VAT
Attendance to Court	£150 inc VAT per hour	£150 inc VAT per hour
Deposit registration fee payable upon registration of the deposit by Wilkinson Byrne.	£100 in VAT	Included
Withdrawal by Landlord	One week's rent	One week's rent
Prepare & administer documents for disputed claims	£180 in VAT	Included (& Rent Collection)
Smoke Alarm Installation	£60 inc VAT	£60 inc VAT
Carbon Monoxide Alarm Installation	£60 inc VAT	£60 inc VAT
PAT Testing	£144 inc VAT	£144 inc VAT
Preparation and submission of HMO licence applications (floorplan & electrical report included in these costs).	Mandatory £1,800 inc VAT Additional £900 inc VAT	Mandatory £1,800 inc VAT Additional £900 inc VAT
Electrical Installation Condition Report	£280 inc VAT	£280 inc VAT

## Inventory Fees (including check in)

Property Size	Let Only/Rent Collection	Full Management
Studio	£165 inc VAT	£150 inc VAT
1 Bedroom	£165 inc VAT	£150 inc VAT
2 Bedroom	£185 inc VAT	£170 inc VAT
3 Bedroom	£200 inc VAT	£185 inc VAT
4 Bedroom	£220 inc VAT	£210 in VAT
5 Bedroom +	£240 inc VAT	£230 in VAT

## Check Out Fees

Property Size	Let Only/Rent Collection	Full Management
Studio	£90 inc VAT	£80 inc VAT
1 Bedroom	£90 inc VAT	£80 inc VAT
2 Bedroom	£95 in VAT	£85 in VAT
3 Bedroom	£105 inc VAT	£95 in VAT
4 Bedroom	£125 in VAT	£105 in VAT
5 Bedroom +	£140 inc VAT	£130 in VAT