

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/Managed
Tenancy Setup Fee	£60 inc VAT	£60 inc VAT
Gas safety Certificate	£130 inc VAT	£120 inc VAT
Electrical Installation Condition Report	£280 inc VAT	£280 inc VAT
Energy Performance Certificate	£130 inc VAT	£120 inc VAT
Rent Warranty - 12 months cover Product: Smart Warranty Plus	£320 inc VAT	£320 inc VAT
Tenant Deposit Registration	£150 inc VAT	Included
Prepare & administer documents for disputed deposit claims	£250 in VAT	Included
Attendance to Court	N/A	£200 inc VAT per hour
Withdrawal by Landlord	£300 inc VAT	£300 inc VAT
Smoke Alarm Installation	£60 inc VAT	£60 inc VAT
Carbon Monoxide Alarm Installation	£60 inc VAT	£60 inc VAT
PAT Testing	£175 inc VAT	£175 inc VAT
HMO and Selective License Applications - Selective license: - Additional License: - Full HMO License:	£1200 inc VAT £2100 inc VAT £2100 inc VAT	£950 inc VAT £1800 inc VAT £1800 inc VAT

Inventory Fees (including check in)

Property Size	Let Only/Rent Collection	Full Management
Studio	£220 inc VAT	£220 inc VAT
1 Bedroom	£235 inc VAT	£235 in VAT
2 Bedroom	£255 inc VAT	£255 inc VAT
3 Bedroom	£275 inc VAT	£275 inc VAT
4 Bedroom	£295 inc VAT	£295 inc VAT
5 Bedroom	POA	POA
6 Bedroom	POA	POA

Check Out Fees

Property Size	Let Only/Rent Collection	Full Management
Studio	£150 inc VAT	£140 inc VAT
1 Bedroom	£160 inc VAT	£150 inc VAT
2 Bedroom	£170 in VAT	£160 in VAT
3 Bedroom	£180 inc VAT	£170 in VAT
4 Bedroom	£200 in VAT	£190 in VAT
5 Bedroom +	£215 inc VAT	£205 in VAT