



SCALE OF CHARGES

1) Tenant Find Only Service	£ (inc VAT) Equivalent of 3 weeks rent + VAT, this is worked out by the monthly rent multiplied by 12 divided by 52 times. Payable for each letting where the tenant is introduced through the Agent. Subject to a minimum sum of £450 including VAT.
2) Letting and Rent Collection Service	12% (inc VAT) of the rent received, deducted by the Agent
3) Full Management Service	14.4% (inc VAT) of the rent received, deducted by the Agent

The fees under the above service are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Additional Charges

Agreement Admin Fee	£ 0.00 (inc VAT)
Inventory Service	£ 0.00 (inc VAT)
Duplicate Statements	£ 0.00 (inc VAT)
Professional hourly rate	£ 0.00 (inc VAT) Charged by the Agent when required to carry out any additional services
Check In	£ 0.00 (inc VAT)
Check out	£ 0.00 (inc VAT)
Void Property inspections	£60.00 (inc VAT) (per visit)
Tenancy Renewal fee	£60.00 Inc VAT (£50 + VAT) on Tenant Find only
Major works fee	£10% of the overall works

Minimum Fee

Where the Landlord cancels the Agent's instruction to provide a management service the Agent will charge and the Landlord will pay a fee based upon the % (inc VAT) agreed, ie 12% including VAT for Rent Collection and 14.4% including VAT for Fully Managed of the agreed rent for the period not exceeding six months from the commencement date of the tenancy.

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above.