

SCALE OF CHARGES

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| 1) Tenant Find Service | If the monthly rent was £....., the fee would be £.....Equivalent to 3 weeks rent INCLUDING 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) Rent Collection Service – | 12% INCLUDING VAT of the rent received, deducted by the Agent |
| 3) Full Management Service | 14.4% INCLUDING 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)
Check In	£0.00(inc VAT)
Check out	£0.00(inc VAT)
Void Property inspections	£60.00(including VAT) (per visit)
Tenancy Renewal fee	£60.00(including VAT) on Tenant Find Only
Major works fee	10% of the overall works total

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 commission % agreed including VAT 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. It is included where a fixed amount is quoted but where a percentage is applied to a figure the percentage will be plus VAT