

SCALE OF CHARGES

1) Tenant Find Service	6% INCLUDING VAT pcm of the rent received, deducted by the Agent (eg if the monthly rental was £600 you pay a fee of £36 including VAT.)
2) Rent Collection Service –	12% INCLUDING VAT pcm of the rent received, deducted by the Agent.(eg if the monthly rental was £600 you pay a fee of £72 including VAT.)
3) Full Management Service	14.4% INCLUDING VAT pcm of the rent received, deducted by the Agent.(eg if the monthly rental was £600 you pay a fee of £86.40 including VAT.)

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

Set up fee	£ 0.00(including VAT)
Inventory Service	£ 0.00(including VAT)
Duplicate Statements	£ 0.00(including VAT)
Check In	£ 0.00(including VAT)
Check out	£ 0.00(including 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%(including VAT)of the overall works total(eg if the invoice was £100 you would pay a fee of £10 including VAT)
Early release	£180.00(including VAT)
EPC	£ 90.00(including VAT)free floor plan included
Floor Plan	£ 30.00(including VAT)when not purchasing EPC
Purchase of property by Tenant	1.2%(including VAT) (eg if the sale price was £100,000 you would pay £1200)
Deposit dispute resolution	£180.00(including VAT) Tenant Find Only
Legal assistance	£180.00(including VAT)
Organising works	£ 30.00(including VAT) Rent collect and Tenant Find only
Cancellation during a Tenancy	Minimum payable is Tenant Find Only fee plus other costs incurred, including a reasonable fee for the time management has been provided.

Minimum Fee

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