



Scale of Landlord Charges

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| Service Fees Tenant Find Service Tenant Find and Rent Collection Service Fully Managed Service | One month's rent + VAT 15% inclusive of VAT 18% inclusive of VAT |
| Set Up Fee for new instructions This includes floor plans, professional photos, conducting viewings, the referencing of potential tenants, tenancy documentation, organising suppliers to undertake legal or essential work and arranging the check-in. | £750 inclusive of VAT |
| Set Up Fee for new Tenants to an existing property | £360.00 inclusive of VAT |
| Energy Performance Certificate (EPC) It is a legal requirement for all properties to have an EPC and it is valid for 10 years. | £75.00 inclusive of VAT |
| Property Inventory Production | P.O.A. |
| Professional Check In & Out by an Inventory Clerk | P.O.A. |
| Landlord's Gas Safety Check or Electrical Checks Please contact us for a quote for your property | We only charge you the amount that the qualified plumber or electrician charges. |
| Protection of your Tenant's Deposit Within the DPS Scheme | There isn't a charge for our Fully Managed or Tenant Find and Rent Collection Landlords. For Tenant Find service £72 inclusive of VAT |
| Delayed Move In or Out by the Landlord If we are notified with less than 48 hours' notice. | £90 inclusive of VAT |
| One Off or Additional Property Visits If you would like one off or additional visits that are not included in the service level you have chosen | £75 inclusive of VAT |
| Fitting of Smoke Detectors Fitting Carbon Monoxide Detectors | £48 inclusive of VAT per smoke detector £72 inclusive of VAT |
| Services Relating to Court or Tribunal Proceedings | £65.00 inclusive of VAT per hour |
| Early Termination Fee | If you decide to sell the property with your Tenant in situ, £600 inclusive of VAT |
| Sale of Property at the end of the Tenancy | 1.2% of sale value including VAT (1% plus VAT) |

Contract Cancellation Fee (during a tenancy)

Where the Landlord cancels the Agent's instruction to provide any Service, the Agent will charge and the Landlord will pay the minimum fee that would be payable for the Tenant Find Service plus any other costs incurred, including a reasonable fee for the time management that has been provided.

Signed by the Landlord: