

# Scale of charges

Additional charges all stated inclusive of VAT

Service	Free for Let Only	Free for Managed	Chargeable amount inclusive of VAT
Professional photos & floorplan	✓	✓	
Access to property portal	✓	✓	
Agree the rental value	✓	✓	
Legislation guidance	✓	✓	
Advice of property presentation	✓	✓	
Marketing and advertising on relevant portals	✓	✓	
Carry out accompanied viewings	✓	✓	
Find tenants	✓	✓	
Non-resident landlord tax status HMRC	✓	✓	
Collect and remit first months' rent	✓	✓	
Provide tenants with methods of payment	✓	✓	
HMRC non-resident landlord deductions	✓	✓	
Tenancy agreement (AST)	✓	✓	
Demand and collect monthly rent		✓	
Tenant contact for repairs and maintenance		✓	
Duplicate statements		✓	
Arranging quotes for repairs and maintenance		✓	
Advising on annual rent increases & paperwork		✓	
Assign contractors to carry out repairs		✓	
Deduct costs for repairs from next rent run		✓	
Security deposit negotiations and disputes		✓	
Hold keys throughout tenancy		✓	
Mid-tenancy change of sharer		✓	£150.00 per sharer
Registering and holding the deposit		✓	£50.00
Renewing tenancy agreement & rent review		✓	£250.00
6 monthly mid tenancy inspections		✓	£60.00 per visit
Guarantor (GGT) referencing		✓	£40.00 per GGT
Service of notice to end tenancy		✓	£60.00
Section 13 rent increase annually		✓	£60.00
Annual gas safety certificate			£110.00
Gas certificate and annual boiler service			£200.00
Energy performance certificate			£130.00

Service	Free for Let Only	Free for Managed	Chargeable amount inclusive of VAT
PAT test (Portable appliance test)			£150.00 for up to 10 appliances
Legionella bacteria test			£130.00
<b>EICR (Electrical installation condition report)</b>			
✦ 1 bed			£175.00
✦ 2 bed			£200.00
✦ 3 bed			£250.00
✦ 4 bed			£300.00
✦ 5 bed			£350.00
<b>Check in and inventory (by size):</b>			
✦ Studios and 1 bedroom properties			£120.00
✦ 2 bedroom properties			£130.00
✦ 3 bedroom properties			£140.00
✦ 4 bedroom properties			£150.00
<b>Check out (by size)</b>			
✦ Studios and 1 bedroom properties			£120.00
✦ 2 bedroom properties			£130.00
✦ 3 bedroom properties			£140.00
✦ 4 bedroom properties			£150.00
Rent warranty & legal cover – annual			£350.00
HMO application or selective licence			£250.00
Professional cleaning	Price list supplied at time of booking		
Fire safety pack: smoke alarm, fire blanket, HMO licence laminated for display			£60.00
Heat detector or smoke alarm (10 year battery)			£20.00 supplied with magnet
Carbon monoxide CO alarm			£25.00 supplied with magnet
Fire blanket (if supplied separately to pack)			£20.00 supplied with adhesive hooks
Hourly rate for attended works			£60.00
Landlord withdrawal fees			£200.00 to cover incurred costs
Contractor quotes may be chargeable	Free and up to £90.00 depending on works, usually deducted from final works invoice		



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