

Tenant find Only:

- 75% of the first month's rent plus VAT

Tenant find and managed:

- 50% of the first months rent plus VAT
- 12% pcm management plus VAT

Additional fees:

- Inventory starting at £120 + VAT depending on the size of the property
- Tenant referencing £150 plus VAT (£180 inclusive of VAT) and £50 plus VAT (£60 inclusive of VAT) for each person thereafter.
- EPC £85 +VAT (£102 inclusive of VAT)
- Tenancy renewal £150 + VAT (£180 inclusive of VAT)
- Property maintenance work involved in obtaining quotes a 20% plus VAT charge.
- Cancellation fees - if you cancel your contract within the 14 day period, you agree to meet our initial marketing and administration costs of £400.00 plus VAT (£480 inclusive of VAT) together with the costs of any EPC we have ordered on your behalf.
- If any potential tenants have been through the referencing process and the landlord pulls out of a tenancy at no fault of the tenants or ourselves we reserve the right to charge a £150 +Vat (£180 inclusive of VAT) fee for each tenant reference.
- In relation to utilities and council tax bills, for clients living abroad we can assist further in relation to utilities subject to an additional fee agreed with you.
- Managed properties, where we are involved with obtaining quotes for non urgent repairs our time for doing this work will be chargeable. We will agree this fee with you at the time.
- DPS – if you wish to dispute the deposit being returned to the tenant the time we spend dealing with the dispute is chargeable. We will discuss this fee with you at the time.
- Terminating the management agreement – There will be an administration charge of £200.00 plus VAT (£240 inclusive of VAT) for transferring of all tenancy files to another agent
- Money laundering compliance – We have to check your identity and we make a charge for doing so of £50 plus VAT per person (£60 inclusive of VAT).

Tenant find only

- As your Agent we are responsible to submit the deposit to the DPS within the statutory period. You will be required to open your own account and provide your account number during the tenancy period so the deposit can be transferred to your name. Failure to do this which results in us having to deal with the return of the deposit at the end of tenancy will incur a minimum fee payable by you of £100 plus VAT.