

## CHARGES

### LANDLORDS

#### FULLY MANAGED PROPERTY

Fee	Amount	Per
<b>Setup Fee</b> To cover referencing/credit checking/right to rent check and preparation of paperwork – tenant contribution.	£120 INCLUDING VAT.	Per tenancy.
<b>EPC</b> An Energy Performance Certificate (EPC) is required by law in order to advertise a property. We are able to provide this if the you do not have one. Alternative suppliers are available.	£70 INCLUDING VAT.	Per Property.
<b>Management Fee</b> The monthly management fee, is a percentage of the rent received since the last statement.	10% INCLUDING VAT.	
<b>Professional Inventories</b> In most cases, photographs of the property, prior to move-in, is adequate in resolving minor deposit disputes; however, some landlords prefer to have a more comprehensive inventory done, in order to cover them in more extreme circumstances, should they arise.	£100 INCLUDING VAT	Per Property.
<b>Issuing Notice Seeking Possession,</b> (This is set off against your setup fee, so it is free to Fully Managed Landlords), For overseas Landlords there may be further fees which may be from call cost etc which will be passed to the landlord. We will try to minimise these by communicating via email.	£80 INCLUDING V.A.T.	Per Property

## LANDLORDS – LET ONLY

Fee	Amount	Per
<b>Setup Fee</b> To cover referencing/credit checking/right to rent check and preparation of paperwork – tenant contribution.	£300 INCLUDING VAT.	Per tenancy.
<b>EPC</b> An Energy Performance Certificate (EPC) is required by law in order to advertise a property. We are able to provide this if the you do not have one. Alternative suppliers are available.	£70 INCLUDING VAT.	Per Property.

## TENANTS

Fee	Note
<b>Rent:</b> To be paid in advance, for the first rent period and will be the same amount as all the subsequent rent payments. Rent for subsequent months will be due on the same day of the month as your tenancy starts.	As advertised
<b>Holding Deposit:</b> this is a refundable fee and are no more than the equivalent of one week's rent. If you enter into an agreement to rent a property, and the property is 'held' for you, the landlord may retain your holding deposit under certain terms, if you subsequently decide not to take the property. Terms of retention: <ol style="list-style-type: none"> <li>a. The landlord may retain a reasonable amount of the Holding Deposit to cover loss of rent, until a new tenant can be found.</li> <li>b. If the landlord has provided changes to the property, or its contents based on your request, the landlord may retain some or all of your holding deposit, to mitigate his/her losses.</li> </ol>	
<b>Tenancy Deposit:</b> also known as a security or damage deposit. This is refundable, if the property is returned in the same condition as it was when you took on the property (allowing for <b>fair wear and tear</b> ). Our standard policy is that the deposit will be the exact amount as one month's rent. However, some properties will have a deposit of 5 weeks rent; this will be clearly stated on the advert.	

<p><b>Amendments:</b> where amendments are requested by tenants , mid-tenancy there will be a charge unless a higher cost can be fully justified.</p>	<p>£50</p>
<p><b>Early Termination:</b> payments associated with this when requested by the tenant. If a tenant asks to terminate their contract early, they are liable to pay the rent for the duration of the contract; however, we will usually release tenants from their contract, when a suitable tenant has been found for the property. The exiting tenant would then be charged rent for the intervening period.</p>	
<p><b>Utilities:</b> Provision of Utilities, such internet services, telephone, TV licence and council tax when appropriate.</p>	
<p><b>Default Fees,</b> when the tenant defaults on rent payments or other permitted payments specified in the tenancy agreement, including such items as replacement of a lost keys, etc. Where keys are lost, the tenant may be charged for replacement of locks by a professional locksmith, to ensure the safety of the property, the tenant, and the tenant's possessions.</p>	
<p><b>Pets:</b> This is dependant on the landlord and will be clearly stated in the advert if it is allowed and then the fees charged.</p>	