

LANDLORD FEE STATEMENT

TENANT FIND SERVICE (INCLUDES THE FOLLOWING)

- Rental Assessment, Sales & Marketing
- Accompanied Viewings
- Attending & Progressing USAF checks if applicable
- Undertaking referencing via third party if applicable
- Application and tenancy documentation preparation
- Registration of deposit with DPS
- Check in of tenants, taking meter readings and passing to landlord

Our fees are based on a calculation of 5% of 6 months rent + VAT with a minimum fee of £480 (£400 + VAT)

Example:-

For rents up to and including £1,333pcm our fee is £480 (£400 + VAT). A rent of £1,400pcm would result in a fee of £504 (£420 + VAT). A rent of £2,000pcm would result in a fee of £720 (£600 + VAT)

As standard we do not offer the following services for our Tenant Find Landlords:-

- Inspection Fees – inspections not included as standard but may be negotiated under special circumstances
- Tenancy Renewal Fees – tenancy renewals are not included as standard but may be negotiated under special circumstances
- Checkout of Tenants – We do not offer this service to Tenant Find Landlords
- Co-ordinating and arranging maintenance or refurbishment either prior to or during the tenancy
- Inventory Fees – We can prepare an inventory at additional cost as per the table overleaf:-

Property	Unfurnished		Furnished	
	Excl VAT	Incl VAT	Excl VAT	Incl Vat
Studio Flat	£50	£60	£70	£84
1 Bedroom Flat/House	£60	£72	£80	£96
2 Bedroom Flat/House	£70	£84	£90	£108
3 Bedroom Flat/House	£80	£96	£100	£120
4 Bedroom Flat/House	£90	£108	£110	£132
5+Bedroom Flat/House	£120	£144	£140	£168

FULL MANAGEMENT SERVICE

The service includes all aspects of the Tenant Find Service in addition to Inventory preparation, Inspection, renewals, document updates and Checkout services. There are no additional fees to Managed Service Landlords. All fees are deducted from the rental income and the balance is paid to the Landlord each month.

Our standard fee for this service is 12% (10% + VAT) of the rental whilst the property is occupied. There are no fees for void periods and all fees are deducted from the rent on a monthly basis.