SUMMARY OF FEES TO LANDLORDS

Tenant Finding/Letting Fee
Equivalent to **7% (no VAT charged) of the annual rent** payable for each agreement granted to a new tenant. For example, if the annual rent is £12,000.00 the fee chargeable is £840.00. If the agreed rental is above or below the example quoted, the commission will be correspondingly higher or lower depending on the annual rent.

Tenancy Renewal Fee
Equivalent to **one weeks rent (no VAT charged)** will be payable on the occasion of each renewal of an existing agreement. Arranging the renewal of the tenancy, negotiating terms and drawing up a suitable tenancy agreement in accordance with currant law.

Management Fee
Equivalent to **5% (no VAT charged)** of the rental received. For example, if the rental received is £1,000.00, the fee chargeable is £50.00.

Energy Performance Certificate (EPC) £60.00 (no VAT charged)
Please note that we cannot market your property to let until we have in our possession a valid EPC for the property.

Inventory Fee (Landlords Share)
The cost of preparing an inventory and schedule of conditions is split equally between the landlord and tenant as it is in both parties interest to avoid any misunderstanding or dispute at the end of the tenancy**.** The Landlords share is calculated at **£20.00 (no VAT charged)** per hour (including office time), with a minimum charge of **£80.00 (no VAT charged)**. The Agent will be pleased to provide an estimate for the property upon request.

Both the Energy Performance Certificate and Inventory Fee will not vary whatever the rental income is.

Legal Expenses & Rent Guarantee Cover - Total Annual Premium £148.52 (including Insurance premium tax). Offered to landlords to provide extra peace of mind - subject to satisfactory replies to credit and reference enquiries.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF