

Let Only

Sole Agency ~ 85% plus VAT of monthly rental (equates to 102% inclusive of VAT)

Multi Agency ~ 100% plus VAT of monthly rental (equates to 120% inclusive of VAT)

Additional Services

Pre-Check in Visit	£95 + VAT (£114)
Check in tenant	£95 + VAT (£114)
Check out tenant and arrange refund of security deposit	£125 + VAT (£150)
Check out tenant and arrange refund of security deposit with parties present	£175 + VAT (£210)
Disputes arising from tenants' deposit	£50 + VAT (£60) per hour
Renewal / Continuation of existing AST agreement	£90 + VAT (£108)
Rent increase advice and negotiation with tenant	£50 + VAT (£60)
Specific site visit and report	£50 + VAT (£60)
Tenant/Guarantor Referencing Fee	£50 + VAT (£60) per person
Service of Notices	£150 + VAT (£180)

Photographic Inventory & Schedule of Condition	
Studio And 1 Bed	£100 + VAT (£120)
2 Bed	£110 + VAT (£132)
3 Bed	£120 + VAT (£144)
4 Bed +	£130 + VAT (£156)
For fully furnished properties please add £50 + VAT (£60) to each of the fees	

Gas safety check by GAS SAFE registered engineer:	
Boiler Only	£65 + VAT (£78)
Boiler and 1 appliance	£75 + VAT (£90)
Boiler and more than 1 appliance	Price on application
Boiler service at the time of Gas Safety Check	£35 + VAT (£42)
N.B. If warm air heating please add cost of Boiler Service to the cost of Gas Safety Check	

Electrical Inspection Condition Report (EICR):	
Up to 6 Circuits (this covers most standard 1-3 bed properties)	£250 + VAT (£300)
Additional circuits (per circuit)	£25 + VAT (£30)

Energy Performance Certificate (EPC) & Floorplan	£99 + VAT (£118.80)
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Legionella Risk Assessment	£110 + VAT (£132)
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Rental Valuation in writing for mortgage purposes:	
Based on comparables	£50 + VAT (£60)**
Including visit to property	£95 + VAT (£114)**
**should the property be placed with us for marketing and tenants found, the cost of this rental valuation will be refunded.	

Rent Collection

9% of monthly rental plus VAT (equates to 10.8% including VAT)

£295 Initial Letting Fee plus VAT (£354 including VAT)

Additional Services

Pre-Check in Visit	£95 + VAT (£114)
Check in tenant	£95 + VAT (£114)
Check out tenant and arrange refund of security deposit	£125 + VAT (£150)
Check out tenant and arrange refund of security deposit with parties present	£175 + VAT (£210)
Disputes arising from tenants' deposit	£50 + VAT (£60) per hour
Renewal / Continuation of existing AST agreement	£90 + VAT (£108)
Rent increase advice and negotiation with tenant	£50 + VAT (£60)
Specific site visit and report	£50 + VAT (£60)
Tenant/Guarantor Referencing Fee	£50 + VAT (£60) per person
Service of Notices	£150 + VAT (£180)

Photographic Inventory & Schedule of Condition	
Studio And 1 Bed	£100 + VAT (£120)
2 Bed	£110 + VAT (£132)
3 Bed	£120 + VAT (£144)
4 Bed +	£130 + VAT (£156)
For fully furnished properties please add £50 + VAT (£60) to each of the fees	

Gas safety check by GAS SAFE registered engineer:	
Boiler Only	£65 + VAT (£78)
Boiler and 1 appliance	£75 + VAT (£90)
Boiler and more than 1 appliance	Price on application
Boiler service at the time of Gas Safety Check	£35 + VAT (£42)
N.B. If warm air heating please add cost of Boiler Service to the cost of Gas Safety Check	

Electrical Inspection Condition Report (EICR):	
Up to 6 Circuits (Most houses 1-3 bedrooms)	£250 + VAT (£300)
Additional circuits (per circuit)	£25 + VAT (£30)

Energy Performance Certificate (EPC) & Floorplan	£99 + VAT (£118.80)
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Legionella Risk Assessment	£110 + VAT (£132)
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Rental Valuation in writing for mortgage purposes:	
Based on comparables	£50 + VAT (£60)**
Including visit to property	£95 + VAT (£114)**
**should the property be placed with us for marketing and tenants found, the cost of this rental valuation will be refunded.	

Standard Tenancy Management

10% of monthly rental plus VAT (equates to 12% including VAT)

£295 Initial Letting Fee plus VAT (£354 including VAT)

Additional Services

Pre-Check in Visit	£95 + VAT (£114)
Check in tenant	£95 + VAT (£114)
Check out tenant and arrange refund of security deposit	£125 + VAT (£150)
Disputes arising from tenants' deposit	£50 + VAT (£60) per hour
Renewal / Continuation of existing AST agreement	£90 + VAT (£108)
Rent increase advice and negotiation with tenant	£50 + VAT (£60)
Specific site visit and report	£50 + VAT (£60)
Tenant/Guarantor Referencing Fee	£50 + VAT (£60) per person
Rent Guarantee Cover	Price on application
Service of Notices	£150 + VAT (£180)

Photographic Inventory & Schedule of Condition	
Studio And 1 Bed	£100 + VAT (£120)
2 Bed	£110 + VAT (£132)
3 Bed	£120 + VAT (£144)
4 Bed +	£130 + VAT (£156)
For fully furnished properties please add £50 + VAT (£60) to each of the fees	

Gas safety check by GAS SAFE registered engineer:	
Boiler Only	£65 + VAT (£78)
Boiler and 1 appliance	£75 + VAT (£90)
Boiler and more than 1 appliance	Price on application
Boiler service at the time of Gas Safety Check	£35 + VAT (£42)
N.B. If warm air heating please add cost of Boiler Service to the cost of Gas Safety Check	

Electrical Inspection Condition Report (EICR):	
Up to 6 Circuits (Most houses 1-3 bedrooms)	£250 + VAT (£300)
Additional circuits (per circuit)	£25 + VAT (£30)

Energy Performance Certificate (EPC) & Floorplan	£99 + VAT (£118.80)
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Legionella Risk Assessment	£110 + VAT (£132)
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Rental Valuation in writing for mortgage purposes:	
Based on comparables	£50 + VAT (£60)**
Including visit to property	£95 + VAT (£114)**
**should the property be placed with us for marketing and tenants found, the cost of this rental valuation will be refunded.	

Premier Tenancy Management

12% of monthly rental plus VAT (equates to 14.4% including VAT)

£295 Initial Letting Fee plus VAT (£354 including VAT)

Additional Services

Pre-Check in Visit	Included
Check in tenant	Included
Check out tenant and arrange refund of security deposit	Included
Disputes arising from tenants' deposit	Included
Renewal / Continuation of existing AST agreement	£90 + VAT (£108)
Rent increase advice and negotiation with tenant	Included
Specific site visit and report	Included – up to 3 per annum
Tenant/Guarantor Referencing Fee	£50 + VAT (£60) per person
Rent Guarantee Cover	Price on application
Service of Notices	Included

Photographic Inventory & Schedule of Condition	
Studio And 1 Bed	£100 + VAT (£120)
2 Bed	£110 + VAT (£132)
3 Bed	£120 + VAT (£144)
4 Bed +	£130 + VAT (£156)
For fully furnished properties please add £50 + VAT (£60) to each of the fees	

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Additional circuits (per circuit)	£25 + VAT (£30)

Energy Performance Certificate (EPC) & Floorplan	£99 + VAT (£118.80)
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