

RESIDENTIAL PROPERTY MANAGEMENT LANDLORDS' FEES

Let Only	
One months' rent plus 20% including VAT (e.g. if the agreed rent is £600.00 the fee payable will be £720.00)	Minimum fee £540.00 including VAT
Full Management	
Letting: 75% of one months' rent including VAT (e.g. if the agreed rent for the property is £600, the fee will be £450)	Letting fee is based on the Landlord using the ongoing management service for minimum period of 12 months. Minimum letting fee: £400 including VAT Minimum management fee £50 per month (including VAT)
PLUS Ongoing management: 12% of rent collected including VAT (e.g. if the agreed rent for the property is £600 per month, the management fee will be £72 per month)	
Full Management (When no rent is being paid, for whatever reason)	
Fee as per above based on rent that falls due under the tenancy agreement or lease	
Renewal of Tenancy Documentation – Landlord's Request	
£100 including VAT	Only done at the request of the parties
Dealing with Repairs	
Minor repairs (up to a value of £250): included in management fee	
Other repairs; 12% of contractor's charges incurred	
Health and Safety Advice	
General advice: included in management fee	
In respect of major repairs and issues: fees to be agreed dependent on the client's requirements.	External advice may be required in certain circumstances
EPC	
£96.00 including VAT for most residential properties	Fee depends on property size. This work may be outsourced to an independent contractor.
Preparation of Inventory	
£132 including VAT	For very large properties a higher charge may be made, but you will be advised as part of our initial agreement. This work is outsourced to an independent contractor
Visits During Void Periods	
£40.00 including VAT per visit	Only done on the Landlord's specific instructions
Sale to Tenant	
1.2% including VAT	This relates to a sale to a tenant (or their immediate family) introduced by the Agent, irrespective of whether the Agent was instrumental in negotiating the sale
Legal Support	
A range of rates apply depending on the personnel involved. Rates range from £96 per hour to £240 per hour plus expenses and disbursements	Only done on the Landlord's specific instructions. A fee quote to be provided in advance
Solicitors' Charges	
Solicitors to provide fee quote	Where the services of a solicitor are required a fee quote will be provided prior to instruction

NB – VAT is included in all fees quoted above – all fees correct as at 15th August 2018