

Cost Included in Chosen Service Level	Premium Management: 15% (Incl. VAT)	Rent Management: 9.6% (Incl. VAT)	Tenant Find: 72% of Rent (Incl. VAT)
Market Appraisal & Advice	✓	✓	✓
Full Marketing	✓	✓	✓
Professional Floor Plan	✓	✓	✓
Accompanied Viewings	✓	✓	✓
ARLA Qualified Staff	✓	✓	✓
Buy-to-Let Advice	✓	✓	
Client Money Protection	✓	✓	
Deposit Registration	✓	✓	
Demand, Receive & Dispatch Rent (Annual)	✓	✓	
Statement of Account	✓	✓	
Organise & Oversee Day-to-Day Repairs	✓		
Quotes for Improvement Works	✓		
Instruct Vetted & Insured Contractors	✓		
Inspection	✓		
Negotiate Deposit Return	✓		
Insurance Claim	✓		
End-of-Tenancy Management	✓		
Organise Refurbishment Work	12% of Net Cost		
Optional 12-Month Rent Recovery & Protection	Policy cost and £60 admin	Policy cost and £60 admin	

Pre-Tenancy & Start-of-Tenancy Fees		During-Tenancy Fees		End-of-Tenancy Fees	
Tenancy Set-Up Admin	£360	Annual Rent Review	Free of Charge	Attended Check-Out	From £68 to £196
EPC	£108	Additional Property Visits	£72	Fees for Service of Legal Section 21 Notice	£120 Per Notice
Portable Appliance Test	£144 (Depending on the Number of Appliances)	Right-to-Rent Follow-Up Check	£15	Professional Cleaning	Price on Application
CO Alarm Installation & Test	£72 Per Alarm	Tenancy Renewal Admin	£180	Tenancy Dispute Fee	£60
Inventory/ Attended Check-In	From £125 to £298 + VAT Per Report and/or Inspection	NRL Tax Statements to HMRC	£180	Court Attendance Fees	£72 Per Hour
Additional Tenant Referencing	£43 Per Report	Landlord Withdrawal Fees (During Tenancy)	£400		
Gas Safety Certificate	£120 (Separate Fee of £144 for Gas Safety Check, Which Includes a Boiler Service)				
Legionella Risk Assessment	£144				
Additional Guarantor Fees	£30				
Landlord Withdrawal Fees (Before Move-In)	£360				
Electrical Installation Condition Report	£264 (Depending on the number of Bedrooms and Circuits)				

There are several costs that may apply, either at the start of your first tenancy or periodically throughout the time your property is being let.

We can arrange these on your behalf, at the prices listed below (inclusive of VAT where applicable).

Our administration fee for tenancy set-up covers two tenants and one guarantor references, legal agreements, and the organisation of any pre-tenancy works.

Any additional tenant references and guarantors will be charged at the above rates. Please note: Landlords are responsible for paying their own taxes.

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If you currently have a sole agency agreement with another estate agent then as the seller you may be liable to pay an additional fee.

