

LANDLORD CHARGES

Fee Name	VAT Liabile?	Fee Includes VAT?	Default Amount	Fee Type – please indicate when these charges are applied
Gas Safety Check	Y	Y	£120	Taken out of 1 st month's rent
Electrical Safety Check	Y	Y	£240	Taken out of 1 st month's rent
Energy Performance Certificate	Y	Y	£99	Taken out of 1 st month's rent
Serving Legal Notices	Y	Y	£90	Payable by bank transfer
AST amendments / Addendums	Y	Y	£60	Taken out of rent
Inventory 1 bed from	Y	Y	£175	Taken out of 1 st month's rent
Inventory 2 beds from	Y	Y	£185	Taken out of 1 st month's rent
Inventory 3 beds from	Y	Y	£199	Taken out of 1 st month's rent
Inventory 4+ beds from	Y	Y	POA	Taken out of 1 st month's rent
Check in/ Check out fee	Y	Y	£115	Taken out of rent
Tenancy set up fee(F/M & R/C)	Y	Y	£276	Taken out of 1 st month's rent
Professional photography & floor plan	Y	Y	£99	Upon listing
Rent Guarantee	Y	Y	3.5%	Taken from 1 st months' rent
Non-resident HMRC cert	Y	Y	£120	Upon start of tenancy
Overseeing work/insurance claim	Y	Y	15% of works	Upon commencement
Deposit dispute claims	Y	Y	£240	Payable by bank transfer
Renewal Fee	Y	Y	£120	Taken from rent
Register deposit with TDS	Y	Y	£48	Taken out of 1 st month's rent
Supervision of empty property	Y	Y	£40 per visit	As and when
Tenant introduction only fee	Y	Y	£600	Taken out of 1 st month's rent
Quarterly Tax Statement	Y	Y	£30	Taken out of rent
Key cutting (per key)	Y	Y	£15	Payable by bank transfer