



## SCALE OF CHARGES

1. Introduction Only Service	£175 plus VAT (£210.00) payable for each letting where the tenant is introduced through the agent.
2. Non-Managed Service	Minimum fee of £350 plus VAT (£420.00) set up fee. <b>Deposit Holding additional £100 plus VAT (£120.00)</b>
3. Marketing and Rent Collection Service	£350 plus VAT (£420.00) for marketing then 7% plus VAT (8.4%) commission charged on rent received by the agent.
4. Management Service	Equivalent 1 month's rent plus VAT set up fee then 10% plus VAT (12%) commission charged on rent received.
The fees under the above services are payable when any individual or organisation enters into an agreement to rent the property as a result of our promotion, introduction, or viewing by the agent.	

### Additional Charges

Agreement Admin Fee	£175.00 plus VAT
Inventory Service	£175.00 plus VAT (service included for managed properties)
Duplicate statements	Goodwill
Duplicate Tenancy Agreements	£60.00 plus VAT charged by the agent when required to carry out any additional services
Section 21 or 8 Notice to Quit	£80 plus VAT
Tenancy Renewal Fee	£125 plus VAT
Major Works Fee	£150 plus 10% of the cost of the works would be applicable

### Minimum Fee

Where the Landlord cancels the agent's instruction to provide a management service the agent will charge and the Landlord will pay a fee based upon 10% plus VAT of the agreed rent for the period not exceeding three months from the commencement date of the tenancy.

VAT is payable at the prevailing rate on all of our fees.

Referencing fees including Immigration Act 2014 checks:

£120 for 1 applicant (inclusive of VAT).

£160 for 2 applicants for the same property (inclusive of VAT)

£190 for 3 adult applicants for the same property (inclusive of VAT)

£ 50 for guarantor (inclusive of VAT)