

RENTAL FEES

<u>Description</u>	<u>Cost</u>
Introduction Only Service	First months rent + VAT
Part Managed Service (Rent Collect Only)	½ months rent + VAT 8% + VAT Per Calendar Month £40 + VAT Deposit Protection
Fully Managed Service	½ months rent + VAT Per Calendar Month 12.5% + VAT Per Calendar Month £40 + VAT Deposit Protection
Tenant Reference	£60 + VAT per applicant
Tenancy Renewal	£60 + VAT (Introduction Only) £35 + VAT (Part & Fully Managed)
Energy Performance Certificate*	£82.50 + VAT (£99)
Annual Gas Safety Certificate*	£82.50 + VAT (to include 3 appliances)
Boiler Service	Price on enquiry
Electrical Safety Check	Price on enquiry
Inventory Fee (Unfurnished)**	£80 + VAT (1-2 bed property) £100 + VAT (3 bed property) £115 + VAT (4-5 bed property)
Inventory Fee (Furnished)**	£115 + VAT (1-2 bed property) £130 + VAT (3 bed property) £145 + VAT (4-5 bed property)

* Please note that these items are a legal requirement.

** Please note that these are a mandatory requirement. Should a Landlord wish to complete their own inventory, three copies should be provided to Cheshire Property a minimum of three days prior to the tenancy start date. If a Landlord requires Cheshire Property to carry out the inventory this request should be submitted a minimum of one week prior to the tenancy start date. If either of the before mentioned are not adhered to or should Cheshire Property have to print/photocopy additional inventories provided by the Landlord a late charge or administration charge of £25 + VAT will apply.