

Additional Fees and Charges:

Start of the tenancy

Standard Charges	Fully Managed	Tenant Find Only
Deposit compliance fee Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed information within 30 days of start of tenancy.	£30.00 without VAT <i>£36.00 inc VAT</i>	Not applicable
Inventory check at the beginning and end of tenancy.	FREE	£75.00 without VAT <i>£90.00 inc VAT</i>
Energy Performance Certificate (EPC) per tenancy	£60.00 without VAT <i>£72.00 inc VAT</i>	£60.00 without VAT <i>£72.00 inc VAT</i>
Gas Safety Certificate (GSR) Per tenancy	£55.00 without VAT <i>£66.00 inc VAT</i>	£55.00 without VAT <i>£66.00 inc VAT</i>
Legionella Risk Assessment per tenancy	£30 without VAT <i>£36 inc VAT</i>	£30 without VAT <i>£36 inc VAT</i>
Electrical Installation Condition Report (EICR) per tenancy	£100 without VAT <i>£120 inc VAT</i>	£100 without VAT <i>£120 inc VAT</i>
Installing Smoke alarms and Carbon Monoxide detectors (each appliance)	£35 without VAT <i>£42 inc VAT</i>	£35 without VAT <i>£42 inc VAT</i>
Set up fees for rent collection for fully managed landlords	1 weeks rent without VAT	Not applicable

During Tenancy

Standard Charges	Fully Managed	Tenant Find Only
Renewal of tenancy Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.	£50.00 without VAT <i>£60.00 inc VAT</i>	£95.00 without VAT <i>£114.00 inc VAT</i>
Repairs An estimate is necessary when the net costs of works exceeds £750 + VAT based on the total net invoice of works.	10% without VAT <i>12% inc VAT</i>	Not applicable



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End of the tenancy

Standard Charges	Fully Managed	Tenant Find Only
Tenancy check out	FREE	£100.00 without VAT <i>£120.00 inc VAT</i>
Court attendances (per day or part thereof) Attending Court Proceedings with your solicitor as a Landlord witness.	£150 without VAT <i>£180 inc VAT</i>	Not Applicable
Legal notices fee (Service of form 4 Landlords' notice proposing a new rent under an assured periodic tenancy. Service of form 6a This form should be used for a no fault possession notice on an assured shorthold tenancy).	Not applicable	£50.00 without VAT <i>£60.00 inc VAT</i>