

Premium Managed Service

Description	Including VAT
Agreed Spend Limit	£150.00
Core Fees (Cover services listed where no additional fees are specified)	
Monthly Service Commission	13.20%
(Subject to a minimum monthly fee of)	£72.00
Tenancy Set Up	£760.00
Additional Fees (standard charges over and above Core Fees)	
Credit References (Per Applicant and per Guarantor)	£48.00
Accompanied Tenancy Check In	£80.00
Inventory preparation	
Studio / 1 Bed* (unfurnished)	£100.00
Studio / 1 Bed* (furnished)	£120.00
2 Bed* (unfurnished)	£120.00
2 Bed* (furnished)	£145.00
3 Bed* (unfurnished)	£145.00
3 Bed* (furnished)	£168.00
4 Bed* (unfurnished)	£192.00
4 Bed* (furnished)	£216.00
5 Bed* (unfurnished)	£216.00
5 Bed* (furnished)	£288.00
Agency Termination Fee (Termination of our Management Service with a tenant in situ)	£720.00
Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)	£240.00
Optional Fees (charged where you ask us to do things out with Core and Additional services)	
Gas Safety Check / Certification/Renewal	£96.00
Energy Performance Certification (EPC)	£95.00
Electrical Safety Check - Domestic Appliances (PAT)	£75.00
Electrical Safety Check - Installation (EICR)	£225.00
Legionella Risk Assessment	£75.00
Water Quality Safety Check / Water Sample Laboratory Analysis	£144.00
Supervision of Works Fee	£60.00
Professional Photography Package	£240.00
Additional Property Visits Requested (Per Visit)	£80.00
Annual Summary Income/Expenditure for HMRC (Per Tax Year)	£36.00
Tenancy Agreement Amendment Charge	£120.00
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	£60.00
Provision of duplicate documents or statements	£60.00
Service of statutory notices to recover possession (per notice)	£300.00
Maintenance Referral Fee, Contractors may pay us a referral fee of up to a maximum percentage of the invoice value of	12.00%
Conflicts of Interest	

Details of any specific conflict of interest.	For the avoidance of doubt and in the interests of providing our clients with the greatest possible degree of transparency, we take this opportunity to confirm that services we provide such as PAT testing, Legionella Risk assessments and inventories (list not exhaustive) may be provided by our own in-house staff or by external contractors. Pricing for such services is stated in the schedule of fees and charges above.
---	--

Managed Service

Description	Including VAT
Agreed Spend Limit	£150.00
Core Fees (Cover services listed where no additional fees are specified)	
Monthly Service Commission %	13.20%
(Subject to a minimum monthly fee of)	£72.00
Tenancy Set Up	300.00
Additional Fees (standard charges over and above Core Fees)	
Credit References (Per Applicant and per Guarantor)	£48.00
Rent Guarantee Insurance	£400.00
Accompanied Tenancy Check In	£80.00
Inventory preparation	
Studio / 1 Bed* (unfurnished)	£100.00
Studio / 1 Bed* (furnished)	£120.00
2 Bed* (unfurnished)	£120.00
2 Bed* (furnished)	£145.00
3 Bed* (unfurnished)	£145.00
3 Bed* (furnished)	£168.00
4 Bed* (unfurnished)	£192.00
4 Bed* (furnished)	£216.00
5 Bed* (unfurnished)	£216.00
5 Bed* (furnished)	£288.00
Agency Termination Fee (Termination of our Management Service with a tenant in situ)	£720.00
Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)	£240.00
Optional Fees (charged where you ask us to do things out with Core and Additional services)	
Gas Safety Check / Certification/Renewal	£96.00
Energy Performance Certification (EPC)	£95.00
Electrical Safety Check - Domestic Appliances (PAT)	£75.00
Electrical Safety Check - Installation (EICR)	£225.00
Legionella Risk Assessment	£75.00
Water Quality Safety Check / Water Sample Laboratory Analysis	£144.00
Supervision of Works Fee	£60.00
Professional Photography Package	£240.00
Additional Property Visits Requested (Per Visit)	£80.00
Annual Summary Income/Expenditure for HMRC (Per Tax Year)	£36.00
Tenancy Agreement Amendment Charge	£120.00
Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)	£30.00
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	£60.00
Provision of duplicate documents or statements	£60.00
Service of statutory notices to recover possession (per notice)	£300.00
Maintenance Referral Fee, Contractors may pay us a referral fee of up to a maximum percentage of the invoice value of	12.00%

Conflicts of Interest	
Details of any specific conflict of interest.	For the avoidance of doubt and in the interests of providing our clients with the greatest possible degree of transparency, we take this opportunity to confirm that services we provide such as PAT testing, Legionella Risk assessments and inventories (list not exhaustive) may be provided by our own in-house staff or by external contractors. Pricing for such services is stated in the schedule of fees and charges above.

Rent Collection Service

Description	Including VAT
Core Fees (Cover services listed where no additional fees are specified)	
Rent Collection Commission %	9.00%
(Subject to a minimum monthly fee of)	£72.00
Tenancy Set Up	£360.00
Additional Fees (standard charges over and above Core Fees)	
Credit References (Per Applicant and per Guarantor)	£48.00
Deposit Registration (Per Security Deposit)	£30.00
Electrical Installation Condition Report and Portable Appliance Test From	£225.00
Accompanied Tenancy Check In	£80.00
Inventory preparation	
Studio / 1 Bed (unfurnished)	£99.76
Studio / 1 Bed (furnished)	£120.00
2 Bed (unfurnished)	£120.00
2 Bed (furnished)	£145.00
3 Bed (unfurnished)	£145.00
3 Bed (furnished)	£168.00
4 Bed (unfurnished)	£192.00
4 Bed (furnished)	£216.00
5 Bed (unfurnished)	£216.00
5 Bed (furnished)	£288.00
Rent Review Fee	£36.00
Agency Termination Fee (Termination of our Management Service with a tenant in situ)	£720.00
Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)	£240.00
Optional Fees (charged where you ask us to do things out with Core and Additional services)	
Rent Guarantee Insurance	£400.00
Gas Safety Check / Certification/Renewal	£96.00
Energy Performance Certification (EPC)	£95.00
Electrical Safety Check - Domestic Appliances (PAT)	£75.00
Electrical Safety Check - Installation (EICR)	£225.00
Additional requested property visits (per visit)	£80.00
Legionella Risk Assessment	£75.00
Water Quality Safety Check / Water Sample Laboratory Analysis	£144.00
Smoke Alarms/Carbon Monoxide Detectors Check	£60.00
Professional Photography Package	£240.00
Annual Summary Income/Expenditure for HMRC (Per Tax Year)	£36.00
Tenancy Agreement Amendment	£120.00
Non-UK Resident Landlord accounting to HMRC (Per Tax Year or part thereof)	£30.00
Check Out Inspection/Report	£180.00
Provision of duplicate documents or statement	£60.00
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)	£60.00

Conflicts of Interest	
Details of any specific conflict of interest.	For the avoidance of doubt and in the interests of providing our clients with the greatest possible degree of transparency, we take this opportunity to confirm that services we provide such as PAT testing, Legionella Risk assessments and inventories (list not exhaustive) may be provided by our own in-house staff or by external contractors. Pricing for such services is stated in the schedule of fees and charges above.

Tenant Find Service

Description		Including VAT
Core Fees (Cover services listed where no additional fees are specified)		
Tenant Find Commission %		60.00%
(Subject to a minimum fee of)		£450.00
Tenancy Set Up		£150.00
Additional Fees (standard charges over and above Core Fees)		
Credit References (Per Applicant and per Guarantor)		£48.00
Deposit Registration (Per Security Deposit)		£30.00
Electrical Installation Condition Report and Portable Appliance Test From		£225.00
Accompanied Tenancy Check In		£80.00
Inventory preparation		
Studio / 1 Bed (unfurnished)		£100.00
Studio / 1 Bed (furnished)		£120.00
2 Bed (unfurnished)		£120.00
2 Bed (furnished)		£145.00
3 Bed (unfurnished)		£145.00
3 Bed (furnished)		£168.00
4 Bed (unfurnished)		£192.00
4 Bed (furnished)		£216.00
5 Bed (unfurnished)		£216.00
5 Bed (furnished)		£288.00
Rent Review Fee		£36.00
Tenancy Abort Fee (Administration fee for withdrawing from an offer of a tenancy after referencing has been passed)		£240.00
Optional Fees (charged where you ask us to do things out with Core and Additional services)		
Gas Safety Check / Certification/Renewal		£96.00
Energy Performance Certification (EPC)		£95.00
Electrical Safety Check - Domestic Appliances (PAT)		£75.00
Electrical Safety Check - Installation (EICR)		£225.00
Additional requested property visits (per visit)		£80.00
Legionella Risk Assessment		£75.00
Water Quality Safety Check / Water Sample Laboratory Analysis		£144.00
Smoke Alarms/Carbon Monoxide Detectors Check		£60.00
Professional Photography Package		£240.00
Tenancy Agreement Amendment		£120.00
Check Out Inspection/Report		£180.00
Provision of duplicate documents or statement		£60.00
Hourly rate for work not included in your service level (non-exhaustive list below) Preparation for adjudication or Legal proceedings; Attendance at Hearings; Grant of or renewal of HMO Licence)		£60.00
Conflicts of Interest		
Details of any specific conflict of interest.	For the avoidance of doubt and in the interests of providing our clients with the greatest possible degree of transparency, we take this opportunity to confirm that services we provide such as	

	PAT testing, Legionella Risk assessments and inventories (list not exhaustive) may be provided by our own in-house staff or by external contractors. Pricing for such services is stated in the schedule of fees and charges above.
--	---