



LANDLORDS LETTING FEES - VAT @ 20 %

Fully Managed

Set Up Fee **£240.00 (Including VAT)** Payable for each agreement granted to new tenants.
Monthly Fee 10% of the rent + VAT

Rent Collect

Set Up Fee **£240.00 (Including VAT)** Payable for each agreement granted to new tenants.
Monthly Fee 6% of the rent + VAT

Tenant Find

75% of the first month's rent + VAT Payable for each agreement granted to new tenants.

Referencing Fees

The Agent will charge landlords a fee for tenant referencing. Under the Tenant Fees Act 2019, a letting agent cannot charge a tenant a fee for a reference. The cost of referencing and other fees associated with setting up, renewing or ending a tenancy, is the responsibility of the landlord and will be deducted from your rental income.

£85 + VAT (£102.00) for a single applicant and **£135 + VAT (£162)** for a joint application plus **£60.00 + VAT (72.00)** for each guarantor required, to be charged as a disbursement alongside your set up fee.

Additional Fees

- EPC Certificate - **£100.00 + VAT** equivalent to **£120.00 (Including Vat)**
- CO2 / Smoke Alarm - **£35.00 + VAT**
- Photograph Inventory to include utility meter readings - **£30.00 + VAT** equivalent to **£36.00 (including VAT)**
- Administration fee to register bond **£50 + VAT** equivalent to **£60.00 (Including Vat)**
- Any bond disputes that require any administration via our office at the end of the tenancy will be charged at **£100.00 + VAT** equivalent to **£120.00 (Including VAT)**
- You will receive a monthly statement via email free of charge, if you request further copies i.e., End of Year Financial for Tax Returns there will be a charge of **£50.00 + VAT** equivalent to **£60.00 (including VAT)**