

Our fees become payable once an individual or organisation enters into an agreement to rent the property as a result of our promotion, introduction, or a viewing arranged by us.

SCALE OF CHARGES

Let only 75% + VAT of the first month's rent 90% including VAT. Subject to a minimum charge of £400 + VAT (£480 including VAT).	Fully managed 50% + VAT set-up, then 12% + VAT monthly 60% including VAT of the first month's rent to set up; 14.4% including VAT of the rent each month. Set-up fee subject to a minimum charge of £400 + VAT (£480 including VAT).
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Additional charges

Gas Safety Certificate (GSC)	£80 + VAT	£96 inc	Inventory	£175 + VAT	£210 inc
Energy Performance Certificate (EPC)	£100 + VAT	£120 inc	INCLUDED IN MANAGEMENT	£200 + VAT	£240 inc
Electrical Installation Condition Report (EICR)	£180 + VAT	£216 inc	1–3 bed unfurnished, £25 + VAT each additional bed		
Mains & inter-linked smoke detectors	from £100 + VAT	£120 inc	1–3 bed furnished, £35 + VAT each additional bed		
Carbon monoxide detectors	from £55 + VAT	£66 inc	Written statement / prescribed form (let only)	30% + VAT	min £250 + VAT
Renewal contract — managed (excluding students)	£175 + VAT	£210 inc	Register and hold a deposit in our DPS account	£50 + VAT	£60 inc
Renewal contract — managed student property	30% + VAT	of one month's rent	INCLUDED IN MANAGEMENT		
Renewal contract — let only (excluding students)	30% + VAT	of one month's rent	Submit evidence for a deposit claim	£50 + VAT	£60 inc
Renewal contract — student let only	50% + VAT	of one month's rent	INCLUDED IN MANAGEMENT		
Change of contract-holder — managed, referencing included	30% + VAT	of one month's rent	Property visit during a vacant period, per visit	£40 + VAT	£48 inc
Change of contract-holder — let only, referencing included	45% + VAT	of one month's rent	Additional inspection, per visit	£30 + VAT	£36 inc
Check out — managed, with deposit negotiation	£100 + VAT	£120 inc	ONE A YEAR INCLUDED IN MANAGEMENT		
Check out — non-managed	£200 + VAT	£240 inc	Statutory declaration signed by a solicitor	£30 + VAT	£36 inc
			Accompany landlord or solicitor to court	from £200 + VAT	£240 inc
			Probate valuation for sale of dwelling	£350 + VAT	
			Sale of dwelling, including to contract-holders	1% + VAT	of purchase price
			Annual statement of account	£25 + VAT	£30 inc
			Hourly rate, work outside the service	from £75 + VAT	£90 inc

Cancellation during an occupation contract. The minimum fee payable is the agreed let-only fee above, plus other costs incurred, including a reasonable fee for the time management provided. Those costs might include the months of management already provided and any disbursements such as arranging the EPC, gas safety record or other works.