

LANDLORD COSTS

Start of Tenancy Costs:

Tenant Referencing:	£175.00 per person.
Guarantor:	£100.00 per guarantor.
Tenancy Agreement:	£78.00.
E.P.C.	£90.00.

<u>Property size</u>	<u>Inventory:</u>	<u>Check In with new tenant:</u>
Studio	£124.00	£106.00
1 Bed	£124.00	£106.00
2 Bed	£148.00	£118.00
3 Bed	£160.00	£130.00
4 Bed	£190.00	£160.00
5 Bed	£220.00	£190.00

Property Visits:

Fully Managed Periodic Inspection:	£24.00 per visit
Let only & Rent Collect Inspection:	£80.00 per visit

Safety Checks:

Gas Safety Certificate (Legal Requirement):	£60.00
Gas Safety Certificate & Boiler Service (Optional):	£80.00
Electrical test (Legal Requirement) Prices based on property size:	
Studio	£120.00
1 Bed	£140.00
2 Bed	£160.00
3 Bed	£180.00
4 Bed	£200.00
5 Bed	£220.00

Rent Arrears Service:

Properties under £1000pcm – 12 month cover	£180.00
Properties over £1000pcm – 12 month cover	£300.00

During the Tenancy:

Renewal of a Tenancy Agreement at 6 months or 12 months:	£72.00
Changes to the Tenancy agreement during the contract period:	£78.00
Administration and Check out fee at the End of a Tenancy:	£210.00

Management Service Fees

Fully Managed Service	12%
Rent Collection Service	9.6%
Tenant Introduction	6%

All prices include VAT.