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CLIENT MONEY PROTECTION
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FEES TO: LANDLORDS

Tenant Find: 8% Of Annual Rent (+VAT)	Rent Collection: 8% Of Rent (+VAT)	Fully Managed: 12% Of Rent (+VAT)
<p>INCLUDES:</p> <p>Collect and remit initial month's rent received.</p> <p>Agree collection of any shortfall and payment method.</p> <p>Provide tenant with method of payment.</p> <p>Deduct any pre-tenancy invoices.</p> <p>Make any HMRC deduction and provide tenant with the NRL8 (if relevant).</p>	<p>INCLUDES:</p> <p>Collect and remit initial month's rent received.</p> <p>Deduct commission and other works.</p> <p>Pursue non-payment of rent and provide advice on rent arrears actions.</p> <p>Make any HMRC deduction and provide tenant with the NRL8 (if relevant).</p>	<p>INCLUDES:</p> <p>Collect and remit initial month's rent received.</p> <p>Pursue non-payment of rent and provide advice on rent arrears actions.</p> <p>Deduct commission and other works.</p> <p>Advise all relevant utility providers of changes.</p> <p>Undertake two inspections per annum and notify landlord of outcome.</p> <p>Arrange routine repairs and instruct approved contractors (providing two quotes).</p> <p>Hold keys throughout the tenancy term.</p> <p>Make any HMRC deduction and provide tenant with the NRL8 (if relevant).</p>



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FEES TO: LANDLORDS

Referencing: £72 (Inc VAT) Per Reference

To carry out credit check, previous landlord reference (if applicable) and employment references for each applicant.

Deposit Registration Fee: £42 (Inc VAT)

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

Additional property visits: £0 (Inc VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Renewal Fee £114 (Inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Production & Service of Section 21 Notice: £114 (Inc VAT)

Landlord Inventory Check Make & Inventory Check Out Charge

Property Size	Inventory Make Fee	Inventory Check Out Fee
1 Bedroom Property	£156 (Including VAT) Unfurnished	£120 (Including VAT) Unfurnished
	£170 (Including VAT) Furnished	£134 (Including VAT) Furnished
2 Bedroom Property	£180 (Including VAT) Unfurnished	£132 (Including VAT) Unfurnished
	£200 (Including VAT) Furnished	£152 (Including VAT) Furnished
3 Bedroom Property	£198 (Including VAT) Unfurnished	£156 (Including ...
	£218 (Including VAT) Furnished	
4 Bedroom Property	£228 (Including VAT) Unfurnished	£196 (Including VAT) Unfurnished
	£258 (Including VAT) Furnished	£226 (Including VAT) Furnished
5 Bedroom Property	£228 (Including VAT) Unfurnished	£240 (Including VAT) Unfurnished
	£273 (Including VAT) Furnished	£280 (Including VAT) Furnished
6 Bedroom Property	£360 (Including VAT) Unfurnished	£276 (Including VAT) Unfurnished
	£410 (Including VAT) Furnished	£331 (Including VAT) Furnished