

LANDLORD SCALE OF CHARGES

All prices are inclusive of VAT at the prevailing rate (currently 20%), unless otherwise stated. In accordance with consumer legislation, it is quoted as included in the prices stated below. If the VAT rate changes, the price charged will change accordingly.

An amount payable under a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

<u>Let Only (Residential)</u>	65% of the monthly rent is payable for each letting where the Tenant is introduced through the Agent. A minimum fee of £480.00. <i>*If the monthly rental is £800.00 you will pay a fee of £520.00.</i>
<u>Let Only (HMO)</u>	60% of the monthly rent is payable for each letting where the Tenant is introduced through the Agent. A minimum fee of £540.00. <i>*If the monthly rental is £2100.00 you will pay a fee of £1260.00.</i>
<u>Managed (Residential)</u>	12% of monthly rent with a setup fee of 50% of the monthly rent. A minimum fee of £480.00. <i>*If the monthly rental is £800.00 you will pay a fee of £96.00 per month, with a set-up fee of £480.00.</i>
<u>Managed (HMO)</u>	15% of monthly rent with a setup fee of 40% rent. A minimum fee of £540.00 will apply. For an individual room let you will pay a setup fee of £200.00. <i>*If the monthly rent is £2100.00 you will pay a fee of £315.00 per month, with a set-up fee of £840.00.</i>

If a Tenant who is ready willing and able to enter into a Tenancy, is introduced during the Agent's period of instruction, or as a result of their marketing activity, where the applicant is introduced through the Agent and the Landlord withdraws, the minimum fee that would be payable will be the Let Only Service, plus other expenses incurred, such as (but not limited to) the gas safety check.

Additional Charges

Tenant referencing	£45.00 per additional Tenant. (2 included with all residential levels)
Guarantor referencing	£45.00 per additional guarantor
Renewal of Occupational Contract fee	£114.00 for residential / £114.00 per room for HMO
Duplicate statements	£0.00 if sent by email, £9.00 if printed/posted (up to 10)
Duplicate contracts	£0.00 if sent by email, £9.00 if printed/posted
Notice service (Managed Only)	£84.00 per notice
Overseas landlord additional tax fee	£210.00 per property
Professional hourly rate	£108.00 Charged by the Agent when required to carry out any additional services.
Property inspections	£75.00, per visit - Management includes 2 per year.
Void Property inspections	£54.00, per visit
Major works fee	15% for projects over £1,000.00 <i>*If the works costs £4,000.00 you will pay a fee of £600.00</i>
Transfer of Management	To White and Jones £350.00 per property From White and Jones £150.00 per property
Land Registry check (where not provided by the Landlord)	£12.00 per title

Inventory of Condition

Check In Inventory of Condition

One Bed Inventory: Un-furnished £150.00 / Furnished £165.00
Two Bed Inventory: Un-furnished £160.00 / Furnished £175.00
Three Bed Inventory: Un-furnished £170.00 / Furnished £190.00
Four Bed Inventory: Un-furnished £190.00 / Furnished £210.00
Five Bed+ Inventory: Un-furnished £210.00 / Furnished £245.00

Check Out Inventory of Condition

One Bed Inventory: Un-furnished £130.00 / Furnished £140.00
Two Bed Inventory: Un-furnished £150.00 / Furnished £160.00
Three Bed Inventory: Un-furnished £170.00 / Furnished £180.00
Four Bed Inventory: Un-furnished £190.00 / Furnished £210.00
Five Bed+ Inventory: Un-furnished £210.00 / Furnished £220.00

Cancellation

In the event of cancellation during a periodic tenancy, the minimum fee payable will be worked out as follows:

- a. 120% of the management fee for a period of 3 months.
- b. In all cases, in addition to the above, any expenses incurred, such as gas safety checks etc.

In the event of cancellation during a fixed term tenancy, the minimum fee payable will be worked out as follows:

- a. The let only fee, if no management has been undertaken.
- b. 120% of the management fee, if management has commenced.
- c. In all cases, in addition to the above, any expenses incurred, such as gas safety checks etc.

Referral Fee Disclosure

We do not receive or request referral fees.

Property Redress Scheme

We belong to the Property Redress Scheme (PRS)

Address: Property Redress Scheme, Premiere House, 1st Floor, Elstree Way, Borehamwood WD6 1JH

Telephone no: 0333 321 9418

Website: www.theprs.co.uk

Email: info@theprs.co.uk

Client Money Protection

Our provider is UKALA and their website is [www. Ukala.org.uk](http://www.Ukala.org.uk).

A requirement of the Client MoneyProtection provider is to hold and maintain professional indemnity insurance. Details of our insurance are displayed in our office, on our website and available upon request.

