

Commission & Charges (all prices subject to VAT at the prevailing rate)

First Choice: Letting and Management Service

Setup Fee: £275.00 tenant find and set-up fee to be deducted from the initial payment received from the tenant(s).

Management Fee: 11% (15% for HMO) of the gross monthly rental income, to be deducted from the monthly rent received by us from the tenant(s).

Letting Only Service

Tenant find and Setup Fee: One months' full rent will be deducted directly from the initial payment received from the tenant(s). This cost does NOT include the full inventory.

Additional Charges

Full Digital Inventory	Unfurnished £100	Furnished £150
Rent Guarantee Insurance		
- 6 months	£84	
- 12 months	£130	
Energy Performance Certificate (EPC)	at cost	
Gas Safety Certificate	at cost	
Legionnaires Risk Assessment	at cost	
Smoke & CO2 Alarms	at cost	
Electrical Safety Inspection	at cost	
Portable Appliance Test (PAT)	£75 (up to 15 appliances)	
Repairs & Maintenance Admin Fee	10% of invoiced amount, subject to minimum £10	
Tenancy Contract Renewal	£50	
Furnishing/Refurbishment	Price dependant on works	
Voids, Landlord instructed visits	£50	
Voids, property management	£50 pcm	
Waiting fee	£50 per hour or part thereof	
Court/Solicitor Attendance	£250 per day or part thereof	
Obtaining proof of property ownership	£15	
Pre-management eviction fee (excluding court & legal costs)	£599	

Special Offers

All special offers subject to our T&Cs