

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 Written 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	
Pre-management eviction fee (excluding court & legal costs)	£599	
<u>Special Offers</u>	All special offers subject to our T&Cs	