

LANDLORD FEES		
CORE FEES		
Upfront Marketing Fee	£162 (net £135)	
Student Upfront Marketing Fee	£180 (net £150)	
Letting Service Fee payable monthly	9.6% (net 8%)	
Managed Fee payable monthly	14.4% (net 12%)	
Letting only Fee	The equivalent of 2 weeks gross rent plus VAT	
Tenancy Renewal Fee	£120 (net £100)	
Student Tenancy Renewal Fee	£300 (net £250)	
Referencing Fee payable from 1st months rent	£48 (net £40) per person	
Student Referencing Fee payable from 1st months rent	£120 (net £100) per person	
ADDITIONAL FEES MAY APPLY		
Initial Deposit Registration	£48 (net £40)	
Renewing Registration in Subsequent Years	£48 (net £40) per annum	
No Deposit Scheme	£48 (net £40) per annum	
Withdrawal Fee for Failed Tenancy Start	£300 (net £250)	
Withdrawal Fee post Tenancy Commencing	Fee equal to 3 weeks rental amount	
Compliance Checks and Certificates		
Gas Safety Record & Service	£144 (net £120)	
Smoke Alarms Test	£54 (net £45) - Battery operated £140 (net £116.66) - Mains operated	
Carbon Monoxide Test	£47.40 (net £39.50) - If carried out as part of gas safety £72 (net £60) - If separately ordered / standalone	
Electrical Installation Condition Report (EICR)	£180 (net £150)	
Portable Appliance Test (PAT)	Between £94.80 - £180.00 (net £79 - £150)	
Energy Performance Certificate (EPC)	£120 (net £120)	
HMO		
Fire Risk Assessment	Between £150 - £1000 (net £125 - £833.33)	
Rent and Legal Protection		
Rents up to £2500pcm	£29.90 per month (net £24.92)	
Rents £2500.01 - £5000pcm	£35 per month (net £29.17)	
Rents £5000.01 - £7500pcm	£65 per month (net £54.17)	
Property Condition Assessments		
Inventory Check-in & Schedule of Condition	Unfurnished	Furnished
1-2 bed	£216 (net £180)	£252 (net £210)
3-4 bed and 5+ bed	£252 (net £210)	£288 (net £240)
Student Inventory Check-in & Schedule of Condition	Unfurnished	Furnished
Studio, 1 or 2 bedrooms	£244 (net £204)	£288 (net £240)
3+ bed	£288 (net £240)	£300 (net £360)
Checkout	£120 (net £100)	£180 (net £150)
Student Checkout	£180 (net £150)	£180 (net £150)
Misc		
Sales commission if tenant purchases property	Subject to negotiation	
Changeover of tenant fee	£180 (net £150) plus referencing fees	
Student Changeover of tenant fee	£360 (net £300) plus referencing fees	
Additional Keys	Actual cost plus £12 admin fee (net £10)	