

LANDLORD FEES		
CORE FEES		
Tenancy Arrangement 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	£162 (net £135)	
Student Tenancy Renewal Fee	£300 (net £250)	
Referencing Fee payable from 1st months rent	£60 (net £50) per person	
Student Referencing Fee payable from 1st months rent	£120 (net £100) per person	
ADDITIONAL FEES MAY APPLY		
Initial Deposit Registration	£54 (net £45) per annum	
No Deposit Scheme	£54 (net £45) per annum	
Withdrawal Fee for Failed Tenancy Start	£300 (net £250)	
Withdrawal Fee post Tenancy Commencing	Fee equal to 1 month’s rental amount	
Compliance Checks and Certificates		
Gas Safety Record & Service	£156 (net £130)	
Smoke Alarms Test	£72 (net £60) - Battery operated £150 (net £125) - 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)		
Studio, 1 or 2 bedrooms	£198 (net £165)	
3-4 bedrooms	£228 (net £190)	
5+ bedrooms	£270 (net £225)	
Portable Appliance Test (PAT)		
1-5 appliances	£120 (net £100)	
6-10 appliances	£180 (net £150)	
Energy Performance Certificate (EPC)	£144 (net £120)	
HMO		
Fire Risk Assessment	From £240 (net £200) Please contact us for individual price	
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
Studio or 1 bedroom	£216 (net £180)	£252 (net £210)
Additional Fee per bedroom	£12 (net £10)	£18 (net £15)
Student Inventory Check-in & Schedule of Condition	Unfurnished	Furnished
Studio or 1 bedroom	£240 (net £200)	£288 (net £240)
Additional Fee per bedroom	£30 (net £25)	£60 (net £50)
Checkout		
Studio or 1 bedroom	£144 (net £120)	
Additional Fee per bedroom	£12 (net £10)	
Student Checkout	£180 (net £150)	
Additional Fee per bedroom	£30 (net £25)	
Misc		
Sales commission if tenant purchases property	Subject to negotiation	
Changeover of tenant fee	£216 (net £180) plus referencing fees	
Student Changeover of tenant fee	£216 (net £180) plus referencing fees	
Additional Keys	Actual cost plus £18 admin fee (net £15)	