



Landlord Fee Tariff

Should you wish to rent your property with us, our fees are as follows:

- Fully Managed Service – 18% inc. VAT of monthly rental
- Tenant Find & Rent Collection – 15% inc. VAT of monthly rental
- Tenant Find Only – 12% inc. VAT of annual rental
- Administration fee to prepare Assured Shorthold Tenancy, collate EPC, How To Rent Booklet, prepare DPS terms & conditions and prescribed information relating to tenancy deposits, inform local authority and suppliers of change of tenant - £240 inc. VAT
- Preparation Of Renewal Tenancy Agreement - £240 inc. VAT
- Right To Rent Check Per Person - £60 inc. VAT
- Gas Safety - £96 inc. VAT
- EPC - £102 inc. VAT
- PATS Testing - £60 inc. VAT (plus £5 per appliance)
- Referencing Per Tenant - £60 inc. VAT
- EICR Electrical Safety Certificate – Dependant on size of property
- Landlord's are liable to pay for inventory, check-in and check-out of a proposed tenancy, see fee scales below

Scale of fees including VAT:

Property	Unfurnished	Unfurnished	Unfurnished	Furnished	Furnished	Furnished
	Inventory	Check-In	Check-Out	Inventory	Check-In	Check-Out
Studio	£132	£114	£114	£150	£132	£132
1 Bedroom	£150	£132	£132	£168	£144	£144
2 Bedroom	£168	£144	£144	£204	£156	£156
3 Bedroom	£204	£156	£156	£228	£174	£174
4 Bedroom	£228	£180	£180	£252	£198	£198
5 Bedroom	£264	£210	£210	£300	£234	£234

There will be an **additional £24 inc. VAT charge per room** for properties with larger accommodation from a standard dwelling (e.g. secondary reception rooms, en-suite's, garages etc).

ALL CLIENTS MONEY IS HELD IN A PROTECTED CLIENTS ACCOUNT HOWEVER IS NOT COVERED BY CMP INSURANCE