

## Additional Fees to Landlords

All prices are inclusive of VAT.

Prices subject to change due to third party pricing.

### Inventory & Check In

	Unfurnished	Furnished
Studio / 1 bed	£105	£125
2 bed	£125	£135
3 bed	£140	£150
4 bed	£150	£165
5 bed	£160	£180

<p><b>Deposit Registration</b></p> <p>Register the deposit and landlord and tenant details with a government authorized scheme. Provide the tenant(s) with the deposit certificate and prescribed information within 30 days of start of tenancy.</p>	<b>£30</b>
<p><b>Gas Safety Certificate</b></p> <p>If there is gas at the property, please note we cannot move a tenant into a property without a valid Gas Safety Certificate.</p>	<b>£85</b>
<p><b>Smoke Alarm &amp; Carbon Monoxide Alarm</b></p> <p>Legally there must be a working smoke alarm on each floor of the property. Please note we cannot move a tenant into a property without this.</p> <p>It is also best practice to have a Carbon Monoxide alarm near any fuel burning appliance.</p>	<p>Please tick as appropriate</p> <p><b>£60 for 1 alarm</b>  <b>£110 for 2 alarms</b>  <b>£145 for 3 alarms</b>  <b>£180 for 4 alarms</b></p>
<p><b>Renewal Fee</b></p> <p>Negotiate contract, amend and update terms and draw up a renewal tenancy agreement.</p>	<b>£150</b>
<p><b>Arranging works that are more than £1000</b></p> <p>Assessing scope and cost of works, arranging access and ensuring works are carried out according to specifications.</p>	<b>5% of net cost of work</b>
<p><b>EPC (Energy Performance Certificate)</b></p> <p>This is a legal requirement in accordance with Government Regulations. Please note that we cannot market a property or move a tenant into a property without a valid EPC.</p>	<b>£75</b>
<p><b>Submission for unresolved Deposit dispute</b></p> <p>Preparation of supporting evidence, submission of case to a Government authorized scheme. Liaising with &amp; responding to queries on Landlord's behalf</p>	<b>£200</b>
<p><b>Not proceeding with an agreed tenancy</b></p> <p>Not proceeding with a tenancy after references passed and tenancy agreement being drawn</p>	<b>£650 + third party expenses</b>
<p><b>Arranging key cutting</b></p>	<b>£25 plus cost of key</b>
<p><b>Insurance claim handling</b></p>	<b>£350</b>
<p><b>Court attendance</b></p>	<b>£120 per hour</b>
<p><b>HMRC submission for Overseas Landlords</b></p> <p>Submit financial return to HMRC quarterly and respond to any queries</p>	<b>£50 per quarter</b>