**Landlord Fees**

**Fully Managed Service**

* Monthly Management Fee – **12% (14.4% inc VAT)**
* Initial Set Up Fee (Includes full marketing services, viewings, tenant referencing, tenancy agreement, inventory, check in, check out and registering of the deposit) - **£350 (£420 inc VAT)**
* Tenancy Agreement Renewal Fee - **£80 (£96 inc VAT)**
* Gas Safety Certificate - **£70 (£84 inc VAT)**
* Energy Performance Certificate - **£70 (£84 inc VAT)**
* Electrical Installation Condition Report (EICR) – **from** **£150 (£180 inc VAT)**
* Extra Property Inspection - **£35 (£42 inc VAT)**
* Drawing up and Serving of Notices – **£50 (£60 inc VAT)**
* Attendance at Court – **£200 (£240 inc VAT)**

**Let Only Service**

* Initial Set Up Fee (Includes full marketing services, viewings, tenant referencing, tenancy agreement, inventory, check in and registering of the deposit if required) - **50% of the first months rent (60% inc VAT)**
* Inventory – **from £100 (£120 inc VAT)**