



FEES

	Managed	Student	Let Only
Monthly management fee	12% Inc VAT of monthly rent	12% Inc VAT of monthly rent	N/A
New tenancy set up fee	£360 Inc VAT	£720 Inc VAT	100% of first month's rent
Tenant referencing	£72 Inc VAT per person	N/A	2 Included £72 Inc VAT per person thereafter
Tenancy Application	N/A	£72 Inc VAT per person	N/A
Inventory Schedule of Condition Report	£180 Inc VAT	£180 Inc VAT	£180 Inc VAT per report
Check out report	£180 Inc VAT	£180 Inc VAT	£180 Inc VAT
Organising Maintenance	Included	Included	20% of contractor's invoice
Serving Section 13 rent increase	£30 Inc VAT	N/A	£100 Inc VAT
Service Notice to end a tenancy	£150 Inc VAT	Included	£240 Inc VAT
Rent Guarantee	From £33 per month	N/A	From £300 per year

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Regular property inspections	2 Included per year. Additional at £100 Inc VAT per visit	1 Included per year. Additional at £100 Inc VAT per visit	Annual £100 Inc VAT per visit
HMO Student Inspections	N/A	£48 inc VAT per property, per month	N/A
Deposit Registration	Included	Included	Included
Smoke, CO Alarm checks (on day of tenancy start date)	Included	Included	£60 Inc VAT
Legionella Check (on tenancy start date)	Included	Included	£60 Inc VAT
Renegotiation at end of academic year plus section 13 (without room changes)	N/A	£300 Inc VAT	N/A
Renegotiation at end of academic year plus section 13 (with room changes)	N/A	£300 Inc VAT & £100 per room change	N/A
Serving other legal notices and admin work (court/bailiff)	£600 Inc VAT	£600 Inc VAT	£600 Inc VAT

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End of year statements	£30 Inc VAT	£30 Inc VAT	£30 Inc VAT
Tenant purchases property	1% Inc VAT of sale price	1% Inc VAT of sale price	1% Inc VAT of sale price
Key cutting	Standard Key from £15 Inc VAT	Standard Key from £15 Inc VAT	Standard Key from £15 Inc VAT
Staff hourly rate for work out of general working hours	£100 Inc VAT per hour	£100 Inc VAT per hour	£100 Inc VAT per hour
Landlord ID/ Land registry	£20 Inc VAT	£20 Inc VAT	£20 Inc VAT
Empty property visit/management	From £50 Inc VAT per visiting/arranging maintenance	From £50 Inc VAT per visiting/arranging maintenance	N/A
Council accompanied visits	£150 Inc VAT	£150 Inc VAT	N/A