

## **LANDLORD FEE CHARGES.**

### **MANAGED SERVICE:**

A charge of no less than 6% (plus VAT) or 7.2% (inc VAT) and no more than 10% (plus VAT) or 12% (inc VAT) of the gross rent collected.

### **LETTING FEE: (On A Managed Basis):**

Inclusive of 1 X "To Let" board, initial photographs, uploads to Rightmove, Expert Agent and The Lee Shaw Partnership websites, accompanied viewings, presentation in our "Lettings Guide", office window displays and the "checking in" process, which will encompass advising all utility companies of the Tenants contact details and meter readings where applicable. £300.00 (plus VAT) or, £360.00 (inc VAT).

**Property Inspections:** £40.00 (plus VAT) or, £48.00 (inc VAT) (Per Visit).

**Inventory & Schedule of Condition Production:** £120.00 (plus VAT) or, £144.00 (inc VAT).

**"Checking Out" Process:** £120.00 (plus VAT) or, £144.00 (inc VAT).

### **NON MANAGED SERVICE: (LET ONLY):**

Inclusive of "To Let" board, initial photographs, uploads to Rightmove, Expert Agent and The Lee Shaw Partnership websites, accompanied viewings, presentation in our "Lettings Guide", office window displays and the "checking in" process. A charge of no less than £400.00 (plus VAT) or, £480.00 (inc VAT) and no more than £800.00 (plus VAT) or, £960.00 (inc VAT).

### **ADDITIONAL CHARGES:**

Attendance of our photographer, inclusive of cropping/sizing and uploading to appropriate websites. £30.00 (plus VAT) or, £36.00 (inc VAT).

Marketing within the local press. £30.00 (plus VAT) or, £36.00 (inc VAT), per insert and based on our standard advertisement.

Erection of our regular sized "To Let" board. £40.00 (plus VAT) or, £48.00 (inc VAT).

Unlimited accompanied viewings through our "Viewing Representative", presentation in our weekly published "Lettings Guide" and the providing of office "Window Displays". £40.00 (plus VAT) or, £48.00 (inc VAT).

Withdrawal Fee (from Managed & Let Only Service): £100.00 (plus VAT) or £120.00 (inc VAT) per property.

**E.P.C. (Energy Performance Certificate):** To include a floor plan. £100.00 (plus VAT) or, £120.00 (inc VAT).

**Landlords Gas Safety Record:** A minimum charge of £50.00 (plus VAT) or, £60.00 (inc VAT) for 1 X appliance to be tested or, a maximum of £83.33 (plus VAT) or, £100.00 (inc VAT) for up to and including 3 X appliances to be tested.

**Please note that these charges are on the assumption that no remedial repair works are required.**

A Service price for any gas appliance is available on application, as this is dependent upon the Make and Model Number. A figure inclusive and exclusive of VAT will be quoted.

**Domestic Electrical Installation Condition Report:** £100.00 (plus VAT) or, £120.00 (inc VAT).

**Please note that these charges are on the assumption that no remedial repair works are required.**

**Legionella Risk Assessment Report:** £80.00 (plus VAT) or, £96.00 (inc VAT).

**Please note that these charges are on the assumption that no remedial repair works are required.**

Any financial discounts offered by our Appointed Tradesmen will be retained by the Lee Shaw Partnership Limited.

### **Charges Relating to the Tenants Deposit.**

The securing of the Deposit in the Tenants Deposit Scheme. "The Dispute Service Limited". £30.00 (plus VAT) or, £36.00 (inc VAT).

During the Tenancy, should a Tenants deposit have to be re-registered in the Tenants Deposit Scheme, due to a change which results in the Prescribed Information having to be reserved, or, involving an additional paper trail having to be undertaken, then this will amount to £30.00 (plus VAT) or, £36.00 (inc VAT).

### **Legal Notice Production and Serving of Paperwork:**

The production of and "hand delivery" service of a Possession Notice, based on a Managed Service. £40.00 (plus VAT) or, £48.00 (inc VAT).

The production of and "hand delivery" service of a Possession Notice, based on a Non Managed Service. (Let Only). £80.00 (plus VAT) or, £96.00 (inc VAT).

The production of and "hand delivery" service of a Rent Increase Notice, based on a Managed Service £40.00 (plus VAT) or, £48.00 (inc VAT).

The production of and "hand delivery" service of a Rent Increase Notice, based on a Non Managed Service. (Let Only) £80.00 (plus VAT) or, £96.00 (inc VAT).

Please note that VAT is charged at the prevailing rate of 20% and will be subject to possible later fluctuation.