

## Service Fees

Service	Includes	Initial Setup Fee	Monthly Fee
Full management	<ul style="list-style-type: none"> <li>Collect and remit the monthly rent received.</li> <li>Pursue non-payment of rent and provide advice on rent arrear actions.</li> <li>Deduct commissions and other works.</li> <li>Advise all relevant utility providers of changes.</li> <li>Undertake one routine visit per fixed term tenancy, or once per year (whichever is the more frequent) and notify the Landlord of the outcome.</li> <li>Arrange routine repairs and instruct approved contractors.</li> <li>Hold keys throughout the term of tenancy.</li> </ul>	<b>50% of the first month's rent plus VAT</b>	12.5% plus VAT
Tenant Introduction	<ul style="list-style-type: none"> <li>Advertising on Rightmove, Zoopla and Chambers.</li> <li>Letting Boards.</li> <li>High end photography.</li> <li>Floor plans.</li> <li>Credit checks and referencing.</li> <li>Collection of first month's deposit and rent.</li> <li>Landlord compliance checks and best practice review.</li> <li>Tenancy Agreement.</li> </ul>	<b>Minimum fee of £650 plus VAT (Total £780)</b>	N/A

## Essentials

Charge	Without VAT	With VAT
Energy Performance Certificate (EPC)	<b>£79.95</b>	£95.94
Tenant Referencing	<b>£39.95</b>	£47.94
Negotiating addenda to tenancy agreement	<b>£49.95</b>	£59.94

## Cleaning

Charge	Without VAT	With VAT
Studio	<b>£79.95</b>	£95.94
1 Bed	<b>£89.95</b>	£107.94
2 Bed	<b>£99.95</b>	£119.94
3 Bed	<b>£109.95</b>	£131.94
4 Bed (+)	<b>£129.95</b>	£155.94

\*Add an additional £50 for an oven clean.

\*\* Carpet clean upon request.

# Our Standard Fees and Charges

# CHAMBERS

EST. 1992

## Deposit

Charge	Without VAT	With VAT
Fee for processing a deposit/deposit replacement and complying with legal requirements of the Deposit Protection Service (DPS) on your behalf.	<b>£35</b>	£42
To respond on your behalf to your tenants deposit/deposit replacement guarantee product dispute where we provide a full management service.	<b>£29.95</b>	£35.94
To respond on your behalf to your tenants deposit/deposit replacement guarantee product dispute where we do not provide a full management service.	<b>£279.95</b>	£335.94

## Renewals

Charge	Without VAT	With VAT
Renew fixed term tenancy agreement negotiation and preparation charge.	<b>£99.95</b>	£119.94
Periodic tenancy arrangement fee.	<b>£99.95</b>	£119.94
Fee to negotiate and process a 'change of sharer' to include tenancy agreement preparation (Finder's Fee Service).	<b>£229.95</b>	£275.94

## General

Charge	Without VAT	With VAT
Annual statement of income and expenditure.	<b>£99.95</b>	£119.94
Quarterly tax submission for non-UK residents with no HMRC approval.	<b>£95</b>	£114
Annual tax declaration for non-UK residents with HMRC approval.	<b>£50</b>	£60
Annual statutory Landlord rental income notification to HMRC.	<b>£15</b>	£18
Copy statements (each month's statement, or part thereof) - per request.	<b>£29.95</b>	£35.94
Additional property visits, price per visit.	<b>£49.95</b>	£59.94
To obtain an estimate of works for redecoration, or refurbishment. (This will be deducted from our final fee, if you decide to proceed).	<b>£99.95</b>	£119.94
Court appearance - per day, or part thereof.	<b>£295</b>	£354
Service of Section 13 Notice (rent increase notice for a statutory periodic assured shorthold tenancy).	<b>£49.95</b>	£59.94
Service of Section 21 Notice or Notice to Quit.	<b>£49.95</b>	£59.94
Arrange a Legionella risk assessment.	<b>£99.95</b>	£119.94
Arrange a Landlord Gas Safety Certificate (LLGSC).	<b>£89.95</b>	£107.94

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