

MARK HART

REAL ESTATE

Service Fees

Let Only / Tenant Find fee - 5% + VAT (6% inc VAT)

Rent Collection - 7.5% + VAT - (9% inc VAT)

Fully Managed - 10% + VAT - (12% inc VAT)

Inventory & Check In Fee

	Furnished	Unfurnished
Studio	£110 + VAT (£132 inc VAT)	£95 + VAT (£114 inc VAT)
One Bedroom	£130 + VAT (£156 inc VAT)	£110 + VAT (£132 inc VAT)
Two Bedroom	£140 + VAT (£168 inc VAT)	£125 + VAT (£150 inc VAT)
Three Bedroom	£170 + VAT (£204 inc VAT)	£140 + VAT (£168 inc VAT)
Four Bedroom	£200 + VAT (£240 inc VAT)	£170 + VAT (£204 inc VAT)

Check out

Studio	£95 + VAT (£114 inc VAT)	£85 + VAT (£102 inc VAT)
One Bedroom	£110 + VAT (£132 inc VAT)	£100 + VAT (£120 inc VAT)
Two Bedroom	£130 + VAT (£156 inc VAT)	£120 + VAT (£144 inc VAT)
Three Bedroom	£150 + VAT (£180 inc VAT)	£140 + VAT (£168 inc VAT)
Four Bedroom	£170 + VAT (£204 inc VAT)	£160 + VAT (£192 inc VAT)

Additional set up costs

Contract & Admin - £150 + VAT (£180 inc VAT)

Deposit registration (unmanaged only) - £40 + VAT (£48 inc VAT)

Referencing & sanction checks per tenant - £25 + VAT (£30 inc VAT)

Referencing & sanction checks per guarantor - £30 + VAT (£36 inc VAT)

Rent Protection per annum

£0 - £500pcm	£275 + VAT (£330 inc VAT)
£501 - £1000pcm	£285 + VAT (£342 inc VAT)
£1001 - £1500pcm	£300 + VAT (£360 inc VAT)
£1501 - £2000pcm	£320 + VAT (£384 inc VAT)
£2001 - £2500pcm	£350 + VAT (£420 inc VAT)
£2501 - £3000pcm	£425 + VAT (£510 inc VAT)

For any rents above £3001 per annum, there will be an enhanced policy fee of 3% + VAT per annum

EPC - £100 + VAT (£120 inc VAT)

Gas Safety Certificate - £75 + VAT (£90 inc VAT) **Gas Safety & Boiler Service** - £132 inc VAT

Electrical safety test -

Studio - Three bedroom flat - £180 + VAT (£216 inc VAT)

One - Three bedroom house - £210 + VAT (£252 inc VAT)

Four bedroom house + - £250 + VAT (£300 inc VAT)

Supply & smoke alarms - £25 + VAT - (£30 inc VAT)

Supply & fit carbon monoxide alarm - £25 + VAT (£30 inc VAT)

AML search for all landlords - £25 + VAT (£30 inc VAT)

Section 13 notice - £150 + VAT - (£180 inc VAT) **Section 8 notice** - £150 + VAT

Licensing application's/ assistance - £150 + VAT (£180 inc VAT)

Key cutting - £15 + VAT (£18 inc VAT) - Plus cost of cutting keys

Should we purchase any items for the property, a fee of 10% + VAT (12% inc VAT) will be charged - items such as dehumidifiers/ washing machines etc

Deposit dispute handling - £150 + VAT (£180 inc VAT) - applicable only to non-managed properties