

LANDLORD FEES

New Tenancy Fees	Self-Managed / Letting Only	Rent Collection	Property Management
Sole Agency	12% (10% + Vat- annualised)	13% (10.83% + Vat)	15% (12.5% + Vat)
Multi Agency	14.4% (12% + Vat- annualised)	16% (13.3% + Vat)	18% (15% + Vat)
Pre-tenancy Pack (includes referencing, tenancy agreement, right to rent checks & credit check)	£ 300	£ 300	£ 300
Schedule of Condition / Inventory (per check in or check out):			
One Bedroom	£ 176	£ 176	£ 156
Two Bedroom	£ 190	£ 190	£ 170
Three Bedroom	£ 212	£ 212	£ 192
Four Bedroom	£ 240	£ 240	£ 220
Five Bedroom	£ 264	£ 264	£ 244

OTHER FEES

	Self-Managed Let Only	Rent Collection	Property Management
Tenancy Agreement prepared by Conran	£260	£260	£260
Tenancy Agreement prepared by landlord or his agent	£300	£300	£300
Tenancy Agreement amends (per amend in addition to cost of the tenancy agreement)	£48	£48	£48
Referencing & Credit Check (2 x tenants)	£60	£60	£60
Referencing & Credit Check (per additional tenant)	£24	£24	£24
Tenancy Deposit Registration	£90	£90	£48
Right to Rent Check (per tenant)	£35	£35	£35
Abortive Fee	75% of Fee	75% of Fee	75% of Fee
Rent Guarantee	POA	POA	POA
Gas Safety Certificate (by third party)	£92	£92	£72
Electrical Safety Certificate (by third party)	From £170	From £170	£150- 200
Pat Testing Per appliance (Includes 1st 10 items)	£95	£95	£75
Serving Section 21	£150	£150	✓
Cutting of additional keys (per set)	£18	£18	£18
Additional Property visit	£75	£75	£75
Waiting at Property	£60 p/h	£60 p/h	£60 p/h
HMRC Return for Non-Resident Landlord	£50	£50	£50
Hard copy Annual Statement of account sent by royal mail	£25	£25	£25
Court appearance	£72 p/h (min £288)	£72 p/h (min £288)	£72 p/h (min £288)
Per quote charge for additional works quotes over 3	£50	£50	£50
Maintenance co-ordination for works in excess of £1000	N/A	N/A	£100
Instructing contractor in void period	£100	£100	£50
Supervision of partial or total refurbishment	10% of cost (min £500)		
Redirection/forwarding post (per 6 months)	£30	£30	£30
Preparation of documents for deposit arbitration	£120	£120	£120
Tenancy Renewal Admin Fee	£60	£60	✓
Unspecified Extra Work	£60 p/h	£60 p/h	£60 p/h

All Fees include VAT at the prevailing rate