

<u>Service</u>	<u>Cost Including VAT</u>
<b>Tenant Find Let Only Service:</b>	1 calendar month's rent + £100.00
<b>Fully Managed Let Tenant Find Set Up:</b>	1 calendar month's rent
<b>+ Monthly Management Service</b>	12% of gross monthly rent per calendar month (subject to a minimum fee of £60pcm)
<b>Tenant Find &amp; Rent Collection Only Service:</b>	1 calendar month's rent +10% of gross monthly rent per calendar month (subject to a minimum fee of £50pcm)
<b>Inventory &amp; Check-in &amp; Deposit Protection</b>	Included within prices above
<b>Gas safety certificate</b>	£80.00 plus £10 per additional appliance
<b>Electrical Safety Test</b>	POA – dependent on property size. £80.00 - £100.00 approx.
<b>Portable Appliance Testing (PAT)</b>	Approx. £2.00 per appliance when instructed with an electrical safety test
<b>Energy Performance Certificate (EPC)</b>	£69.00
<b>Tenancy Renewal Fee</b>	£85.00 for Let Only £60.00 for Fully Managed Let £60.00 for Tenant Find & Rent Collect Only
<b>Dis-instruction Fee (for fully managed lets only)</b>	3 months management fees as notice and release from contract

The Property Ombudsman web: [www.tpos.co.uk](http://www.tpos.co.uk) Tel: 01722 333306

My Deposits web: [www.mydeposits.co.uk](http://www.mydeposits.co.uk) Tel: 0333 3219401

Client Money Protect web: [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk) Tel: 0333 3219414



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