

## FULL MANAGEMENT & RENT COLLECTION FEES

All Prices INCLUDE vat unless otherwise stated

### Full Management

Intital Pre Tenancy Set up Fee

Studio and 1 Beds	£480
2 Beds	£495
3 Beds	£525
4 Beds	£550
5 Beds	£575
6 Beds	£600
7 Beds	£625
8 Beds	£650

Key Properties providing Full Management during Tenancy 12%

Rent Review including assessment, communication with preparation of any appeal to tribunal £120

\*Where we are not sole agents, set up fees are £650

### Rent Collection Service

Rent Collection, Remittance and Processing only 9.60%

### Landlord Managed

Intital Pre Tenancy Set up Fee ( upto 2 named tenants) 90% of a normal first months rent

Rent Review including assessment, communication with preparation of any appeal to tribunal £120

Inventory & Conditon Report ( assuming 1 only bathroom)

Studio and 1 Beds	£108
2 Beds	£125
3 Beds	£140
4 Beds	£155

Larger or Complex properties we can provide a price upon request

All Inventory costs will be confirmed prior to commencement

Check out (where we have performed the Inventory) £72

\*Where we are not sole agents, set up fees are a full months rent plus vat

### ADDITIONAL or OPTIONAL FEE INSTRUCTIONS - Applicable to all Tenancies

Instruction to Arrange and obtain a Gas Certificate	£84
Instruction to Arrange and obtain a Electric Certificate	from £204
Instruction to Arrange and obtain an EPC	£96
Instruction to Arrange and obtain a Legionella check	POA depending on system
Instruction to Arrange and obtain Portable Appliance Tests	POA depending on volume

Housing Health & Safety Guidance Report	£240
Selective Licence or HMO Application , excluding application fees (KP Managed/Landlord Managed)	£144/£216
Within first 12 months -Removal of single tenant following 2 month Notice (KP managed). Includes new agreement	£144
Within first 12 months -Removal of single tenant following 2 month Notice (Landlord Manged or Rent Collect). Includes new agreement	£360
Deposit Dispute Submission	£120
Deposit Statutory Declaration completion	£36 Plus Solicitor Signing Cost
Instruction to arrange a Maintenance Contractor upto £500	Invoice plus 10% (minimum £6)
Key Cutting	Invoice value plus £12
Shopping Fee	Receipt value plus £42
Additional Landlord Requested Property Visits	£60
Waiting at the property on behalf of the landlord per hour	£48
Meeting with Surveyors, Housing Standards per hour	£72
Pre Tenancy withdrawal following tenants found suitable to proceed	£650
Serving of legal notice (No charge for possession if KP Managed)	£36
Preparation of notes for Court	£120