

FEES TO LANDLORDS

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| TENANT FIND SERVICE (TF) £500.00p + vat / £600.00p inc vat payable upfront and non-refundable, whether the Landlord lets the property to a Tenant found by the Agent or not. | Service includes - Market appraisal & rental valuation / Pre-letting advice & Marketing Programme / Pre-quality tenants / Accompany Viewings / Take up References |
| LET ONLY SERVICE (LO) 10% + vat / 12% inc vat of the full contracted rent, payable at the commencement of the tenancy (subject to a minimum fee of £750 + vat / £900.00p inc vat | Service includes - Market appraisal & rental valuation / Pre-letting advice & Marketing Programme / Pre-quality tenants / Accompany Viewings / Take up References / Draw up Tenancy Agreement / Collect First Month's Rent |
| LETTING AND RENT COLLECTION SERVICE (LRC) 10% + vat / 12% inc vat of the full contracted rent, payable at the commencement of the tenancy (subject to a minimum fee of £750 + vat / £900.00p inc vat and 2.5% + vat / 3% inc vat of the monthly contracted rent due thereafter, payable monthly on receipt of rent or within 14 days from the rent due date if the rent is not paid | Service includes - Market appraisal & rental valuation / Pre-letting advice & Marketing Programme / Pre-quality tenants / Accompany Viewings / Take up References / Draw up Tenancy Agreement / Collect First Month's Rent / Right to Rent and How to Rent Compliance |
| LETTING AND PROPERTY MANAGEMENT SERVICE (LPM) 10% + vat / 12% inc vat of the full contracted rent, payable at the commencement of the tenancy (subject to a minimum fee of £750 + vat / £900.00p inc vat) and 5% + vat / 6% inc vat of the monthly contracted rent due thereafter, payable monthly on receipt of rent or within 14 days from the rent due date if the rent is not paid | Service includes - Market appraisal & rental valuation / Pre-letting advice & Marketing Programme / Pre-quality tenants / Accompany Viewings / Take up References / Draw up Tenancy Agreement / Collect First Month's Rent / Right to Rent and How to Rent Compliance / Collect and Register Deposit with DPS / Utility Account Transfers / Routine Property Visits / , Selective Licensing Advice / Key Holder Service |
| LETTING AND PROPERTY MANAGEMENT PLUS SERVICE (LPMP) 11% + vat / 13.2% inc vat of the full contracted rent, payable at the commencement of the tenancy (subject to a minimum fee of £750 + vat / £900.00p inc vat and 6% + vat / 7.2% inc vat of the monthly contracted rent due thereafter, payable monthly on receipt of rent or within 14 days from the rent due date if the rent is not paid (this service is subject to a minimum 12 month fixed term tenancy being in place) | Service includes - Market appraisal & rental valuation / Pre-letting advice & Marketing Programme / Pre-quality tenants / Accompany Viewings / Take up References / Draw up Tenancy Agreement / Collect First Month's Rent / Right to Rent and How to Rent Compliance / Collect and Register Deposit with DPS / Utility Account Transfers / Routine Property Visits / , Selective Licensing Advice / Key Holder Service / Property Health Check / Rent & Legal Protection Cover / Independent Market Report (for any property in England) |

CANCELLATION OF LET

The Landlord agrees that if they withdraw from an intended let having agreed to the proposal put forward by the Agent they will pay the Agent a cancellation fee of £600.00p including vat (£500.00p + vat) or whatever is deemed reasonable in terms of time spent by the Agent at a rate of £60.00p including vat (£50.00p + vat) per hour; plus expenses such as a gas safety check

EMPTY PROPERTY CARE

Additional visits to the Property when unoccupied will be charged at £48.00p including vat (£40.00p + vat) per visit

PROFESSIONAL FEE

For assisting in relation to a legal dispute, or attending court, there will be a charge of £60.00p including vat (£50.00p + vat) per hour.

QUARTERLY AND ANNUAL OVERSEAS LANDLORD TAX RETURNS

To prepare each quarterly tax return there is a charge of £10.00p + vat / £12.00p inc vat per quarter, per property. The completion of an annual tax return, as required for all overseas Landlords, will be carried out free of charge.

EPC

£78.00p including vat (£65.00 + vat)

PERCENTAGE EXAMPLES – (based on a 12 month tenancy and a rental of £1,000 pcm)

£12,000 rent per year x 2.5% + vat / 3% inc vat = £ 300.00p + vat / £ 360.00p inc vat
 £12,000 rent per year x 5% + vat / 6% inc vat = £ 600.00p + vat / £ 720.00p inc vat
 £12,000 rent per year x 6% + vat / 7.2% inc vat = £ 720.00p + vat / £ 864.00p inc vat
 £12,000 rent per year x 10% + vat / 12% inc vat = £1,200.00p + vat / £1,440.00p inc vat
 £12,000 rent per year x 11% + vat / 13.2% inc vat = £1,320.00p + vat / £1,584.00p inc vat

Trading Places Estate & Letting Agents are members of The Property Ombudsman redress scheme, a licensed member of ARLA and has client money protection through the NFOPP Client money protection scheme