Scale of Fees for Service:

Options	Fees	Minimum Fees	Yes/No
Full Management	12%+VAT	£1,800+Vat per year	
Rent Collection	10%+VAT	£1,400+Vat per year	
Let Only	8%+VAT	£1,200+Vat per year	

Special Note: For Full Management service, the 8% + VAT portion is the letting fee (one-off upfront payment). The remaining amount is the management fee, collected in line with rent payments.

Additional Fees:

Additional Fees	Fees
Tenancy Agreement	£240+Vat
Enhanced Reference Check Fee and Rent to Right Check	£90+Vat per tenant
Tenancy Deposit Protection Fee	£60+Vat per year
Inventory Check In/Inventory Check Out	£200 one bed (per report) £240 two bed (per report) £350 three bed (per report)
Float (for Emergency Maintainace)	£500
Abortive Letting Administration Fee Abortive Letting Fee: This is payable if you choose to withdraw from an agreed offer, other than for failed references	£500+Vat
Pre-Letting Arrangement of Certification Arrangement of Energy Performance Certificate, Gas Safety Certificate, Electrical Certificate Tests etc (the cost of completing these works is subject to quotation)	£50+Vat (Rent Collection and Mangement Only Service)

The following items are additional services. No fee applies unless selected.

Incidental Fees	Fees
Rent Review/Service of Section 13 Fee	£150+Vat per notice
Service of Section 8 Fee	£250+Vat per notice
Electrical Installation Condition Report	£175+Vat
Energy Performance Certificate	£120+Vat
Gas Certificate	£120+Vat
HMO Licence Application In Addition to Costs Any Local Authority Fees Which Maybe Levied	£300+Vat
Agent as 'Licence Holder for Landlord' Mandatory for Non-Resident Landlords	£500+Vat
Year-End Accounting Statement Reconciliation	£100+Vat per property
Additional Property Visit	£100+Vat
Formulating Deposit Adjudication Claims if under Rent Collection Service	£350+Vat
Formulating Deposit Adjudication Claims if Under Management Service	£200+Vat
Accompanying a Landlord's Own Contractor, or Attendance for Delivery of Household Items (by a Non-JC Living Supplier)	£50+Vat Per hour
Court Attendance Half Day or Part Thereof (plus cost incurred as a result of our attendance)	£400+Vat

Tax Submission	£400+Vat
Vacate Management	£120+Vat
Rent Guarantee Protection	From £350+Vat
Handover Fee	£90+Vat