

Landlord Fees Schedule

Full Management and Rent Collection Fees

If during the sole agency period other agents are instructed, a fee of £120.00 inclusive of VAT (£100.00 plus VAT) will be due.

Full Management Percentage of the rent payable for the full duration of the tenancy (as defined). Payable monthly.	12% of the rent, inclusive of VAT (10%+VAT)* *Sole Agency
Rent Collection Service Percentage of the rent payable for the full duration of the tenancy (as defined). Payable monthly	9.6% of the rent, inclusive of VAT (8% +VAT)* *Sole Agency
Plus	
Set Up Fee (This Fee includes a Marketing, a Tenancy Agreement and transfer and management of your utilities)	£420.00 inclusive of VAT (£350.00 +VAT)
Rent Review (all Tenancies) / Renewal Fee (Non-Housing Act Tenancies only)	£90.00 inclusive of VAT (£75.00 + VAT)
Inventory and Schedule of Condition	From £120.00 inclusive of VAT (£100.00 + VAT)
Landlord Check Out Fee	From £60.00 inclusive of VAT (£50.00 + VAT)

Introduction Only Fees

If during the Sole Agency period other agents are instructed, a fee of £120.00 inclusive of VAT (£100.00 plus VAT) will be due.

Tenant Introduction Only Services	£720.00 (£600.00 plus VAT). Payable prior to completion. *Sole Agency
Set Up Fee	£360.00 inclusive of VAT (£300.00 + VAT) payable on the commencement of the tenancy
Rent Review (all Tenancies) / Renewal Fee (Non-Housing Act Tenancies only)	£90.00 inclusive of VAT (£75.00 + VAT)
Provision of a Written Statement	£360.00 inclusive of VAT £300.00 + VAT) per tenancy
Inventory	From £120.00 inclusive of VAT (£100.00 + VAT)
Check Out Fee	From £60.00 inclusive of VAT (£50.00 + VAT)

Standard/Additional Fees – applicable to all tenancies

Legal Fees – Fees quoted below are inclusive of VAT

Providing fast track possession documents	£48.00
Court appearance	£120.00

Additional Fees – Fees quoted below are inclusive of VAT unless otherwise stated

Instruction of either a gas safety record or electrical certificates	As Per Contractor invoice
EPC (Energy Performance Certificate)	As Per Contractor invoice
Service of a legal notice	£180.00
Pre-Tenancy Withdrawal	Equivalent to 1 week's rent plus VAT
Rent Review	£90.00
Change Of Tenant/Sharer Fee (Agent Instructed on Managed or Rent Collection Service)	£150.00
Change Of Tenant/Sharer Fee (Agent Instructed on Introduction Only Service)	£420.00

Easthams & Co is a member of Propertymark (which includes their Client Money Protection Scheme) and the Property Redress Scheme.

Amending a Tenancy Agreement at a Landlord's request to include Variation of Contracts	£60.00
Upgrade in service level from Introduction Only to the Managed Service	£200.00
Tax	
Provision of a comprehensive annual Income and Expenditure Report suitable for submission with a tax return	£36.00
Addition financial Information required	£60.00 per hour
Arrange on behalf of the Landlord any major Works exceeding £500.00 + VAT	12% of the contractor's invoice
Arrangement of Insurance work or refurbishment work or purchase of replacement furniture	12% of the contractor's invoice
Abortive Check In Fee	£120.00
Property Inspections and Visits	
Additional visits made by the Agent to the property at the specific request of the Landlord	£42.00 per property visit
Additional Property Visits to comply with the conditions of a property licence	£42.00 per property visit
Property Visits to Unoccupied Property	£80.00 per property visit
Waiting at Property on behalf of the Landlord	£60.00 per hour
Licence application on behalf of the Landlord	£390.00 plus any reasonable expenses or disbursements
Administer Tax to HMRC for and on behalf of the Landlord	£15.00 per annum
International payments	£30.00 per transaction
Withdrawal Fee	Equivalent to 2 months' rent plus VAT applicable to Initial Period. Equivalent to 1 months' rent plus VAT applicable to Anniversary Period.