

**LANDLORD FEES SCHEDULE**

<b>Full Management</b>	Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods, payable monthly	14% of the rent + VAT
<b>Rent Collection Only</b>	Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods, payable monthly	10% of the rent + VAT
<b>Inventory/Check Out Reports</b>	Full inventory services available – speak with our consultants today for a quote	POA
<b>Tenancy Renewal</b>	Tenancy agreement renewal service	£120.00 + VAT
<b>Tenant Find Only</b>	Due on the first 12 months' rent, deducted from first rent payment or if the first month's rent does not cover the value of the invoice the funds are payable prior to completion.	8% of the rent + VAT
<b>Standard Fees - applicable to all tenancies (inclusive of VAT)</b>	Providing fast track possession documents	£40.00
	Court appearance notes	£120.00
	Annual Income and Expenditure Report suitable for submission with a tax return	£50.00
	Service of a Legal Notice for Possession*	£120.00
<b>Additional Fees - Fees quoted below are inclusive of VAT</b>	Carbon monoxide detectors and smoke alarms	Contractor invoice + £20
	Instruction of either a gas safety record or electrical certificate	Contractor invoice + £20.00
	EPC (Energy Performance Certificate)	Contractor invoice + £20.00
	Key Cutting	Contractor invoice + £20.00
	Project manage on behalf of the Landlord any major Works exceeding £500 + VAT	10% of the contractor's invoice
	Property Inspections and Visits	£75.00 per property visit*
<b>Early Determination Fee</b>	Should the Landlord sell the Property with the tenant in situ then the Landlord hereby agrees to pay the Agent an early determination fee. This fee is waived if we sell the Property.	£500.00 + VAT

*\*Included in full management service*

Flagstones Property Group Ltd is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, the largest lettings redress scheme in the UK.

