



Scale of Fees

THE FOLLOWING FEES INCLUDE VAT AT THE CURRENT RATE OF 20%

<u>Barnstaple Office</u>	Full Management Service:	Letting & Rent Collection Service:	Tenant Find Service:
Monthly commission:	15% of rent due. Including tenancy management, renewal of safety certificates. out of hours service, periodic property inspections and rent collection,	13.2% of rent due. rent collection	N/A
Tenancy Set-up Fees: Covers all advertising & marketing costs, Referencing & credit report, drawing up the initial tenancy Agreement, registering deposits and issuing Prescribed Information.	36% of first month's rent.	36% of first month's rent.	Equal to 120% of the first month's rent £30.00 to register deposit and issue Prescribed Information and certificates.
Preparation of Inventory & Schedule of Condition including photographs:	£150.00 (unfurnished) £210.00 (furnished)	£150.00 (unfurnished) £210.00 (furnished)	£150.00 (unfurnished) £210.00 (furnished)
Any requested Property Inspections: Including detailed condition report	£60.00	£60.00	£60.00
Rent review: Includes a market review, advising tenant and issuing legal notice	£60.00	£60.00	£60.00
Renewal of Tenancy Agreement: Includes providing an up to date fixed term contract and all necessary Prescribed Information	£60.00	£60.00	£60.00
Issuing Notice of Seeking Possession: Includes advising tenant, issuing legal notice and Prescribed information, hand delivery and posting notices	£90.00	£90.00	£90.00
Check out Inventory at end of the tenancy: Includes liaising with all parties, pre-tenancy check out pack, dealing with disputes, organizing contractors, liaising with deposit scheme	£150.00 (unfurnished) £210.00 (furnished)	£150.00 (unfurnished) £210.00 (furnished)	£150.00 (unfurnished) £210.00 (furnished)
Additional Agency Fees Land Registry Search	£6.00	£6.00	£6.00
Preparation of paperwork for tax return:	£30.00	£30.00	£30.00
Redirection of mail:	Cost of postage	Cost of postage	Cost of postage
Minimum Fee (in case of early termination)	£480.00	£480.00	£480.00



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Fee examples:

Full Management Service:

If your property were to achieve £500 per month you would be charged £75.00 per month in management commission. In month 1 only, there is an additional charge of £180.00 as the set-up fee and £150.00 as the unfurnished Inventory fee.

Letting & Rent Collection Service:

If your property were to achieve £500 per month you would be charged £66.00 per month in management commission. In month 1 only, there is an additional charge of £180.00 as the set-up fee and £150.00 as the unfurnished Inventory fee.

Tenant Find Service:

If your property were to achieve £500 per month you would be charged £600.00 (including VAT) and £150.00 as the unfurnished Inventory fee. There is a £30 charge to register the deposit with an approved deposit scheme.