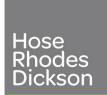
Landlord Fees Schedule



Full Management and Rent Collection Fees

If during the sole agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT

Full Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly	18% of the rent, inclusive of VAT (15% + VAT) £14.40 inclusive of VAT (£12.00 + VAT) per month
Compliance Fee	•
Rent Collection Service Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly	12% of the rent, inclusive of VAT (10% +VAT)
Protection of the Tenancy Deposit with The Dispute Service OR No Deposit Option Administration Fee	£7.20 inclusive of VAT (£6.00 + VAT) per month
Optional with the Full Management or Rent Collection Service	
Property Visits	£50 inclusive of VAT (£41.67 + VAT) per visit

Plus

Set Up Fee (This Fee includes a Tenancy Agreement and transfer and management of your utilities)	Equivalent to 1.8 weeks' rent inclusive of VAT subject to a minimum of £350.00 inclusive of VAT (£291.67 + VAT)		
Landlord Renewal	£120.00 inclusive of VAT (£100.00 + VAT)		
Landlord Check Out Fee	£115.00 inclusive of VAT (£95.83 + VAT)		
PEP and Sanctions Check Fee *This fee will be due when the Compliance Fee or TDS/No Deposit Fee is not charged	£24.00 inclusive of VAT (£20.00 + VAT)		
Inventory and Schedule of Condition and Cleanliness		Unfurnished	Furnished
	1 Bed	£115.00	£130.00
	2 Bed	£140.00	£155.00
	3 Bed	£160.00	£180.00
	4 Bed	£180.00	£210.00
	5 Bed	£210.00	£235.00
	6 Bed	£POA	£POA
	All prices inclusive of VAT, payable on commencement of the tenancy.		
1-1 Tenant Check in Service	£115.00 inclusive of VAT (£95.83 + VAT)		
Premier Service	4.2% of the monthly rent inclusive of VAT (3.5% + VAT) payable monthly		

Introduction Only Fees

If during the Sole Agency period other agents are instructed, the commission rate will be increased by 20% including VAT of one month's rent.

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Tenant Introduction Only Services	£595.00 inclusive	e of VAT (£495.00	+ VAT)*
	*Sole Agency		
Landlord Set Up Fee		weeks' rent inclus £350.00 inclusive o	ive of VAT subject of VAT (£291.67 +
Protection of the Tenancy Deposit with The Dispute Service		e of VAT (£95.00 + ent of the tenancy	VAT) payable on
PEP and Sanctions Check Fee	£24.00 inclusive	of VAT (£20.00 + \	/AT)
Inventory and Schedule of Condition and Cleanliness		Unfurnished	Furnished
	1 Bed	£115.00	£130.00
	2 Bed	£140.00	£155.00
	3 Bed	£160.00	£180.00
	4 Bed	£180.00	£210.00
	5 Bed	£210.00	£235.00

Hose Rhodes Dickson is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK.









	6 Bed	£POA	£POA
	All prices inclusiv commencement of	e of VAT, payable of the tenancy.	on
1-1 Tenant Check in Service	£115.00 inclusive	of VAT (£95.83 + '	VAT)
Landlord Renewal	renewal or exte Rent review the commencemen	of VAT (£200.00 + ension of any Ter ereafter, payable at of the renewal nencement of the	nancy or for any on Term or rental
Landlord Check Out Fee	£115.00 inclusive	of VAT (£95.83.00) + VAT)

Standard/Additional Fees — applicable to all tenancies

Legal Fees (All charges are included if the Premier Service has been purchased) — Fees quoted below are inclusive of VAT

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Providing fast track possession documents	£48.00
Court appearance notes	£120.00
Service of a Legal Notice for Possession*	£120.00

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

Instruction of Gas/Oil Safety Record (service can be included for additional cost)	From £90.00
Instruction of Electrical Safety Condition Report (EICR)	From £199.00
EPC (Energy Performance Certificate)	£117.00
Desktop MEES (Minimum Energy Efficiency Standards) Report	£90.00
Energy efficiency improvement inspection of works and lodging of EPC	£40.00
Green Deal Assessment	£250.00
Legionella Risk Assessment	£99.00
Service of a legal notice	£120.00
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
Amending a Tenancy Agreement at a Landlord's request to include endorsements	£60.00
Rent Review for a Periodic Tenancy	£90.00
Deposit Dispute Submission Fee	£300.00
Upgrade in service level from Introduction Only to the Managed Service	£200.00
Key cutting	Invoice value plus £12.00
Shopping fee	Invoice value plus £42.00
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Provision of a comprehensive annual Income and Expenditure Report suitable for submission with a tax return	£59.40
Additional 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
Abortive Check In Fee	£120.00
Property Inspections and Visits	
Additional visits made by the Agent to the property during the Tenancy Term at the specific request of the Landlord	£50.00 per property visit
Additional Property Visits to comply with the conditions of a property licence	£50.00 per property visit
Property Visits to Unoccupied Property	£60.00 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
Withdrawal Fee (applicable to statutory periodic tenancies)	Equivalent to 2 months' rent plus VAT

^{*}included in Managed Service
**£30.00 arrangement Fee included in Managed Service