

SCALE OF CHARGES

Standard Services

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| 1) Advertise Only | £240 inc VAT per property advertised |
| 2) Let Only Service | £570.00 inc VAT payable for each letting where the tenant is introduced through the Agent |
| 3) Let & Rent Collection Service | 8.4% inc VAT of the rent received, deducted by the Agent |
| 4) Full Management Service | 12% inc VAT of the rent received, deducted by the Agent |

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Additional Charges

Set up fee & Re Let fee under the Full Management & Letting & Rent Collection £240 inc VAT

Rent Increase Notice Preparation & Service £72 inc VAT

Sale of property to a Tenant 1.2% inc VAT of sale price
Where a tenant is renting, or has rented the property within the last 12 months

Where we are required to arrange work over £1000 there will be a 12% inc VAT charge of the total cost

Additional or single Property Visit £36 inc VAT

Where the Landlord cancels the Agent's instruction to provide a management service within the first 6 months, the Agent will charge and the Landlord will pay the fees due until the end of the initial 6 months and there will also be a withdrawal fee of £240 inc VAT.

Where the Landlord withdraws the property prior to a tenancy starting after the Agent has referenced a tenant then the Agent will charge & the Landlord will pay £240 inc VAT.

Optional Stand Alone Charges (all included in the above services 2 - 4)

Register Deposit with TDS and hold deposit money £120 inc VAT

Assured Periodic Tenancy Agreement* £300 inc VAT

*you will need to have a current landlords gas safety check, EICR and EPC in place or a charge may be incurred to arrange these

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above.

Signed by the LandlordDate

Signed by AgentDate