

SCALE OF CHARGES

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| 1) Tenant Find Service | 75% first month's rent (plus VAT) payable for each letting where the tenant is introduced through the Agent minimum charge is £350 + VAT |
| 2) Letting and Rent Collection Service | ...8....% (plus VAT) of the rent received, deducted by the Agent |
| 3) Full Management Service | ...10....% (plus VAT) of the rent received, deducted by the Agent |

The fees under the above service 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: Please check with us as these do vary from time to time and many are already included in a fully managed service.

Agreement Admin Fee	£120 (inc VAT)
Inventory Service	£120 (inc VAT) approx, this varies per property.
Professional hourly rate	£120 (inc VAT) Charged by the Agent when required to carry out any additional services
Check In	£60 (inc VAT)
Check out	£60 (inc VAT)
Void Property inspections	£60 (inc VAT) (per visit)
Tenancy Renewal fee	£60 in VAT
Major works fee	£10% of total costs.

Minimum Fee

Where the Landlord cancels the Agent's instruction to provide a management service the Agent will charge and the Landlord will pay a fee based upon 10.% (plus VAT) of the agreed rent for the period not exceeding six months from the commencement date of the tenancy.

VAT is payable at the prevailing rate on all our fees. It is included where a fixed amount is quoted but where a percentage is applied to a figure the percentage will be plus VAT

Signed by the landlord

