



LETTINGS FEES

ALL CHARGES QUOTED ARE INCLUSIVE OF VAT

	 FULLY MANAGED	 TENANT FIND
	12% of the monthly rent *	100% of the first months rent
 Set up Fee	£300.00	£300.00
 ID Check	Included	Included
 Professional Inventory	see fee schedule.	see fee schedule.
 Inhouse basic Inventory	Included	Included
 Securing a Deposit	Included	Included
 Tenant checkout	Included	£60
 Deposit Dispute Management	£150.00	£180.00
 Vacant Property Inspections	£20 (per visit)	£20 (per visit)
 S13 Notice – Rent Increase	Included	£80.00
 Addendum to Tenancy	Included	£80.00
 Preparation & Service of S8 Notice	TBC **	£100 **
 Inspection Report	Included	£150.00
 Landlord register and property Ombudsman registration???	TBC	TBC
 * Early Termination – Fully Managed Service: A 12% commission is payable for the duration of the tenancy. If a landlord terminates a fully managed contract within the first 12 months, they will be liable to pay the agent one month's rent in addition to all fees already paid.		
 ** Section 8 and Rent Increase Notices: Section 8 and rent increase notices are issued by English Homes. Whilst all due care and attention will be given to the preparation of these documents, please note that English Homes cannot accept any responsibility for errors or omissions that may arise.		
 Rent Collection Service: 9.6% of each month's rent. Please contact the agent for more information.		