

## TAYLORS LETTING AGENTS – SCALE OF LANDLORD CHARGES

1) Marketing & Let Only Service	£720.00 (inc VAT) payable for each letting where the tenant is introduced through the Agent	<input type="checkbox"/>
2) Rent Collection Service	£600.00 (inc VAT) + 8% a month (plus VAT) of the rent received, deducted by the agent	<input type="checkbox"/>
3) Full Management Service	£600.00 (inc VAT) + 12% a month (plus VAT) of the rent received, deducted by the Agent	<input type="checkbox"/>
4) Tenant Referencing	£120.00 (inc VAT) payable per tenant and/or guarantor as applicable	<input type="checkbox"/>
5) Inventory Service	£180.00 (inc VAT)	<input type="checkbox"/>
6) Landlords Insurance	We seek the Landlords permission to assist in providing a quotation for Landlords Insurance	<input type="checkbox"/>

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 (as and when they arise)

Agreement Administration Fee	£360.00 (incl. VAT)	<input type="checkbox"/>
Check Out Fee	£120.00 (incl. VAT)	<input type="checkbox"/>
Invoice Handling	£12.00 (incl. VAT) per contractor/utility invoice	<input type="checkbox"/>
Legal Notices	£180.00 (incl. VAT)	<input type="checkbox"/>
Legionella Risk Assessment	£120.00 (incl. VAT)	<input type="checkbox"/>
Energy Performance Certificate	£144.00 (incl. VAT)	<input type="checkbox"/>
Gas Safety Certificate	£84.00 (incl. VAT) incl 2 items + £12.00 (incl. VAT) for any additional appliances	<input type="checkbox"/>
Electric Certificate	£198.00 (incl. VAT)	<input type="checkbox"/>
CO <sup>2</sup> (per unit)	£54.00 (incl. VAT)	<input type="checkbox"/>
Duplicate Statements	£10.00 (incl. VAT)	<input type="checkbox"/>
Tenancy Renewal Fee	£120.00 (incl. VAT)	<input type="checkbox"/>
Professional Hourly Rate	£120.00 (incl. VAT)	<input type="checkbox"/>
Void Property Inspections	£65.00 (incl. VAT) (per visit)	<input type="checkbox"/>
Overseeing Works	20% (plus VAT) of total works cost	<input type="checkbox"/>
Sale of Property to Tenant	£1,200 (incl. VAT)	<input type="checkbox"/>
Hard Copy Statements	£10.00 (incl. VAT)	<input type="checkbox"/>
Year End Statements	£10.00 (incl. VAT)	<input type="checkbox"/>
DPS Dispute Charge	£120.00 (incl. VAT) payment required in advance	<input type="checkbox"/>

We may also receive commissions from: Contractors, Insurance Companies, Referencing Companies, Utility Providers

#### Contract Cancellation Fee (during a tenancy)

Where the Landlord cancels the Agent's instruction to provide a Let and Rent Collection or Full Management service, the Agent will charge and the Landlord will pay the minimum fee that would be payable for the Let Only Service plus any other costs incurred, including a reasonable fee for the time management that has been provided.

Signed by the Landlord .....

