Landlord Summary of Fees

CURCHODS

SERVICE	FEE
Lettings and Rent Collection Service	12% + VAT (14.4% inclusive of VAT) for the duration of the tenancy.
Fully Managed Service	15% + VAT (18.0% inclusive of VAT) for the duration of the tenancy.
Vacant Management Service	£250.00 + VAT (£300.00 inclusive of VAT) per month.
Management Only Service	7.5% + VAT (9% inclusive of VAT)

ADMINISTRATION CHARGES	FEE
Administration Fee to include - Tenancy documentation, Reference checks, Credit checks, Right to Rent checks, Sanction checks, Deposit registration and Pre-Tenancy checks	£350.00 + VAT (£420.00 inclusive of VAT)
Serving a Section 13 notice to increase rent	£150.00 + VAT (£180.00 inclusive of VAT)
Renewal Agreement Fee (Non-Housing Act Agreements)	£150.00 + VAT (£180.00 inclusive of VAT)
Serving Notice to Quit (Non-Housing Act agreements)	£150.00 + VAT (£180.00 inclusive of VAT)

SERVICES AND FEE MANAGED PROPERTIES	FEE
Additional Property Inspections	£100.00 + VAT (£120.00 inclusive of VAT) per inspection
Formulating Deposit Adjudication Claim	£150.00 + VAT (£180.00 inclusive of VAT)

OPTIONAL SERVICES AND GENERAL FEES	FEE
Inventory Checks	The cost for Inventory checks varies on size of the property. Please check with your local branch for an up-to-date pricing, from third party suppliers. Should a Tenancy not proceed, any inventory costs incurred must be met by you.
Professional Cleaning	Subject to quote, depending on the size of the property.
Electrical Installation Condition Report	Subject to quote, depending on the size of the property.
Gas Safety Certificate	Subject to quote, depending on the size of the property.
Serving a Section 8 Notice	Solicitors' fees (subject to quote)
Legal Liaison/Court or Tribunal Attendance	£250.00 + VAT (£300.00 inclusive of VAT) will be charged per day
Tax Accounting (Non-Resident Landlords Only)	£200.00 + VAT (£240.00 inclusive of VAT) per annum
Income and Expenditure Statements	£7.00 + VAT (£8.40 inclusive of VAT) per statement
Courier Deliveries	Charged at cost
Additional Copies of Statements	£7.00 + VAT (£8.40 inclusive of VAT) per copy
Energy Performance Certificate (EPC)	£150.00 + VAT (£180.00 inclusive of VAT)
Landlord Withdrawal of Offer	Expenses to maximum £500.00 + VAT (£600.00 inclusive of VAT)
Fees for the Tenant to purchase the Property	1.5% + VAT (1.8% inclusive of VAT) upon completion of the sale
Change of Ownership (mid tenancy)	£350.00 + VAT (£420.00 inclusive of VAT)