

Explanation of our Landlord Fees

VAT calculated at current rate of 20%, subject to change

Commission, fees & Charges	Without VAT	Including VAT
Single Property Under Full Management (% of rent charged)	12.5%	15%
Multiple Properties Under Full Management	Negotiable	
Tenant Find Only Service Charge	80% of 1 st months' rent	96% of 1 st months' rent
Set Up costs including unfurnished inventory (full management only)	£495.00	£594.00
Remarketing Fee when Tenants Vacate (managed properties)	£395.00	£474.00
Unfurnished Inventory – Tenant Find only	£150.00	£180.00
Arranging a rent increase	£35.00	£42.00
Landlord withdrawing from letting after tenant references have begun	£150.00	£180.00
Serving Section 8 notice	£75.00	£90.00
Administration charge to process a claim on your behalf against the tenants' deposit if the deposit schemes arbitration service is required – Tenant Find Only	£200.00	£240.00
Deposit Statutory Declaration claim form when signature required	£35.00	£42.00
If the agent must accompany or wait for a landlords' contractor – charged per half hour	£25.00	£30.00
Additional Costs from contractors if required		
Gas Safety Certificate	Price on application	
PAT testing	Price on application	
12 Months' Rent & Legal protection Insurance	3% of the rent	
Fitting smoke & carbon monoxide alarms	Price on application	
Legionella Risk Assessment	Price on application	
Electrical Fixed Wiring Test	Price on application	
Energy Performance Certificate	Price on application	

Michael Tuck Lettings has Client Money Protection Insurance through 'Client Money Protect'

