

# Explanation of our Landlord Fees

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

Commission, fees & Charges	Without VAT	Including VAT
<b>Single Property Under Full Management</b> (% of rent charged)	12.5%	15%
<b>Multiple Properties Under Full Management</b>	Negotiable	
<b>Tenant Find Only Service Charge</b>	80% of months rent	96%
<b>Set Up costs including unfurnished inventory</b> (full management only)	£495.00	£594.00
<b>Remarketing Fee when Tenants Vacate</b>	£395.00	£474.00
<b>Unfurnished Inventory – Tenant Find only</b>	£250.00	£300.00
<b>Arranging a rent increase providing it is fair &amp; reasonable (full management only)</b>	£35.00	£42.00
<b>Landlord withdrawing from letting after tenant references have begun</b>	£150.00	£180.00
<b>Serving Section 8 Notice – unless we advise using a solicitor – (full management only)</b>	£75.00	£90.00
<b>Administration charge to process a claim on your behalf against the tenants’ deposit if the deposit schemes arbitration service is required – Tenant Find Only</b>	£125.00	£150.00
<b>Deposit Statutory Declaration claim form when signature required</b>	£35.00	£42.00
<b>If the agent must accompany or wait for a landlords’ contractor – charged per half hour</b>	£25.00	£30.00
Additional Costs from contractors if required		
<b>Gas Safety Certificate</b>	Price on application	
<b>PAT testing</b>	Price on application	
<b>12 Months’ Rent &amp; Legal protection Insurance</b>	Price on application	
<b>Fitting smoke &amp; carbon monoxide alarms</b>	Price on application	
<b>Legionella Risk Assessment</b>	Price on application	
<b>Energy Performance Certificate</b>	Price on application	

Michael Tuck Lettings has Client Money Protection Insurance through ‘Client Money Protect’

