

Set Price List For Additional Services And Fees

The below items will be automatically booked on your behalf at the beginning of the tenancy, If required, please cross through in the event you do not require. As previously advised all the costs listed below are inclusive of VAT.

- Assured Shorthold Tenancy Agreement (AST) - £150.00
- Legionnaires Risk Assessment - £60.00
- Co and Smoke Check - £48.00 should alarms need to be installed, they will be installed at the price of £130.00 per alarm)
- Gas Safety - £102.00
- Energy Performance Certificate - £118.80
- PAT - £102.00
- EICR – *This price depends on the size of the property as below, note should you go ahead with the EICR, the PAT is reduced to 360.00*
- Inventory – *This price depends on the size of the property as below:*

Inventory	
Bedrooms	Price
Studio	£90.00
1 Bed	£118.80
2 Bed	£162.00
3 Bed	£210.00
4 Bed	£238.80
5 Bed +	POA

EICR	
Bedrooms	Price
Studio	£207.00
1 Bed	£240.00
2 Bed	£294.00
3 Bed	£319.20
4 Bed	£366.00
5 Bed +	POA

Below is a list of items that are chargeable and may be applied to you throughout any agreed tenancy period if applicable or required. Please note these are all our additional prices for all services so some may not be relevant to you depending on the service you selected.

- Tenancy Agreement - £150.00
- Periodic Paperwork - £42.00
- Change to tenancy agreement/creating an addendum - £50.00
- Duplicate statement of account - £12.00
- Annual Tax Statement - £42.00
- Gas Safety and Boiler Service - £168.00
- Property Inspections and Office Mid Term Report - £42.00
- Floor Plan - £60.00
- Cutting Keys - £12.00 – *plus the cost of the keys*
- Forwarding Mail - £12.00 – *plus the cost of the mail*
- Rent Recovery Plus - £252.00 annually or £21.00pcm (*please ask your agent for information*)
- Tenant Credit Check Only - £35.00
- Filly Comprehensive Reference £66.00
- Guarantor Reference - £45.00
- Guarantor Agreement - £65.00

- Fully Comprehensive Referencing – plus legal cover and court costs in the event the tenancy goes to court - £120.00 annually or £10.00pcm (*please ask your agent for information*)
- Termination of Contract Fee - £250.00
- HMO Application -£238.80
- Sending overseas landlord tax to HMRC if overseas - £42.00
- Meeting contractor or site where keys won't be collected - £30.00
- Protection of deposit for Let and Rent Collection landlords - £30.00
- Protection of deposit for Introductory only landlords - £118.80
- Raising a deposit claim on behalf of the landlord - £238.80
- Raising a deposit claim against the agents advise - £54.00
- Check Out – *This depends on the size of the property as below:*

Check Out	
Bedrooms	Price
Studio	£78.00
1 Bed	£102.00
2 Bed	£144.00
3 Bed	£180.00
4 Bed	£192.00
5 Bed +	POA