

Rochills Ltd Lettings

The Costs Involved

Holding Deposit

Up to £1,200.00pcm	£250.00
Between £1,201.00pcm and £2,000.00pcm	£500.00
Above £2,001.00pcm	£1,000.00

Tenants Admin (all legal documentation per tenancy)	- £180.00	(£150 + VAT @ 20%)
Reference fee (per tenant)	- £60.00	(£50+ VAT @20%)
Guarantor Reference fee (per Guarantor)	- £60.00	(£50+ VAT @20%)
Permitted Occupier fee (per person)	- £30.00	(£25+ VAT @20%)
Security Deposit	- 1.5 x monthly agreed rental	
Pets and 3 or more tenants	- £250.00 extra deposit	
Alterations to AST after tenancy commences	- £90.00	(£75+ VAT @20%)
Tenant and Landlord Renewal fee	- £114.00	(£90+ VAT @20%)
Gas Safety Check	- £114.00	(£90+ VAT @20%)
Energy Performance Certificate	- £90.00	(£75+ VAT @20%)

Landlord Service fees – (a full breakdown of each service is available upon request)

Standard Let 8% + VAT of annual rent

Monthly Rent Collection 10% +VAT of monthly rent

Fully Managed 12% +VAT of monthly rent

Inventory fee (check-out at end of tenancy) THIS IS PAID AT THE END OF THE TENANCY

	Furnished	Unfurnished
Studio/1 Bed	£70.00	£60.00
2 Bed	£80.00	£70.00
3 Bed	£90.00	£80.00
4 Bed	£100.00	£90.00
5 Bed	£110.00	£100.00

Additional Rooms £10.00 each (utility room, extra bathroom/shower room, cloakroom, conservatories, cellar, furnished balconies). A through lounge/diner will be counted as two rooms.

Properties within the Congestion Charge incur a further £10.00 charge.

Failure to attend an appointment will incur a charge of £50.00.

Client Money Protection: Rochills Ltd is part of the Propertymark Client Money Protection Scheme

Redress Scheme: Rochills Ltd is a member of The Property Ombudsman Scheme for Residential Lettings