

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	- £96.00	(£80+ 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	£80.00	£70.00
1 Bed	£85.00	£75.00
2 Bed	£95.00	£85.00
3 Bed	£110.00	£100.00
4 Bed	£125.00	£115.00
5 Bed	£145.00	£135.00

Extra charges may apply for a very large or excessively furnished property (E.g. reception rooms/bathrooms/swimming pools etc.)

We will charge a £35.00 cancellation fee if appointments are cancelled within 24hrs.

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