

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

<b>Standard Let</b>	<b>10% + VAT of annual rent</b> <i>12% inclusive of VAT</i>
<b>Monthly Rent Collection</b>	<b>12% + VAT of monthly rent</b> <i>14.4% inclusive of VAT</i>
<b>Fully Managed</b>	<b>14% + VAT of monthly rent</b> <i>16.8% inclusive of VAT</i>

**Additional fees:**

Reference fee per tenant* <i>(chargeable for Standard Let Service only)</i>	£60.00 (£50.00 + VAT @ 20%)
Tenancy Set Up fee*	£240.00 (£200.00+ VAT @20%)
Registering security deposit	£42 (£35.00+VAT @ 20%)
Transferring security deposit to another scheme other than TDS	£42 (£35.00+VAT @ 20%)
Gas Safety Check*	£108.00 (£90.00+ VAT @20%)
Tenancy Renewal fee	£114.00 (£95.00+ VAT @20%)
Energy Performance Certificate	£96.00 (£80.00+ VAT @20%)
Additional property inspections	£90.00 (£75.00+ VAT @20%)
Property visits (not to inspect the property)	£42.00 (£35.00+Vat @ 20%) per 30 mins
Deposit reconciliation at the end of the Tenancy (chargeable for Standard & Rent Collection services only)	£42.00 (£35.00+ VAT @20%) per 30 mins
Submission of deposit disputes (chargeable for Standard & Rent Collection services only)	£90.00 (£75.00+ VAT @ 20%) per hour
Vacant management service payable per month	£300.00 (£250.00 + VAT @ 20%)
Where more than 2 maintenance works estimates are required (only available on fully managed service)	£24.00 (£20.00+ VAT @20%) Per extra estimate
Serving of legal notices	£42.00 (£35.00+Vat @ 20%) per 30 mins
Court attendance	£180.00 (£150 +VAT @20%) per/part hour +expenses including travel time
Major works supervision for works costing over £1000 net of VAT (only available on fully managed service)	10% + VAT (12% inclusive of VAT) of total net cost

**Inventory & Check in and check out fees:**

	Unfurnished			Furnished		
	New Make	Check in	Check out	New Make	Check in	Check out
Studio	£80	£65	£70	£90	£75	£80
1 Bed	£90	£70	£75	£100	£80	£85
2 Bed	£105	£80	£85	£120	£90	£95
3 Bed	£125	£95	£100	£145	£105	£110
4 Bed	£155	£105	£115	£190	£115	£125
5 Bed	£185	£120	£135	£230	£130	£145

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