

Landlord Service Fees- (A full breakdown of each service is available upon request)

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

Additional Fees:

Reference fee per tenant <i>(chargeable for Standard Let & Rent Collection Services only)</i>	£60.00 (£50.00 + VAT @ 20%)
Tenancy Set Up fee Payable when a new Tenant enters into a Tenancy Agreement	£240.00 (£200.00+ VAT @20%)
Registering security deposit with the TDS	£42.00 (£35.00+VAT @ 20%)
Transferring security deposit to another scheme other than TDS	£42.00 (£35.00+VAT @ 20%)
Gas Safety Check. Payable whenever the Agent arranges a gas safety check to comply with the gas safety regulations. (This fee does not include the cost of any other contractor charges that may arise from the check.)	£114.00 (£95.00+ VAT @20%)
Tenancy Renewal fee Payable when an existing tenant enters into a new agreement for a further term.	£114.00 (£95+ VAT @20%)
Energy Performance Certificate Payable when an EPC is prepared for the Property	£96.00 (£80+ VAT @20%)
Additional property inspections	£60.00 (£50.00 VAT @20%)
Property visits (non-scheduled interim inspections)	£60.00 (£50.00+Vat @ 20%) per 30 mins
Deposit reconciliation at end of tenancy <i>(chargeable for Standard & Rent Collection services only)</i>	£60.00 (£50.00+Vat @ 20%) per 30 mins
Submission of deposit disputes <i>(chargeable for Standard & Rent Collection services only)</i>	£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 <i>(only available on fully managed service)</i>	£42.00 (£35.00 + VAT @ 20%) per extra estimate
Serving of legal notices	£42.00 (£35.00+ VAT @ 20%) per 30 mins
Court attendance	£180.00 (£150.00 +VAT @20%) per/part hour +expenses including travel time
Collection/re-delivery of Landlords post	£42.00 (£35.00+ VAT @20%)
Major works supervision for works costing over £1000 net of VAT <i>(only available on fully managed service)</i>	10% + VAT (12% inclusive of VAT) of total net cost of works

Inventory & check in and check out fees (please note should our regular supplier not be available, the prices quoted below may be adjusted):

	Unfurnished			Furnished		
	New Make	Check In	Check Out	New Make	Check In	Check Out
Studio	£86.00	£70.00	£75.00	£97.00	£81.00	£86.00
1 Bed	£97.00	£75.00	£80.00	£107.00	£86.00	£91.00
2 Bed	£113.00	£86.00	£91.00	£129.00	£97.00	£102.00
3 Bed	£134.00	£102.00	£107.00	£156.00	£113.00	£118.00
4 Bed	£166.00	£113.00	£124.00	£204.00	£124.00	£134.00
5 Bed	£198.00	£129.00	£145.00	£247.00	£140.00	£156.00

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 cancellation fee for appointments that cannot be carried out due to no keys etc.

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.