

Landlord Fees Schedule



Full Management and Rent Collection Fees

If during the sole agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT

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| <p>Full Management Percentage of the rent payable for the full duration of the tenancy (as defined). Payable monthly.</p> <p>Compliance Fee</p> | <p>21.6% of the rent, inclusive of VAT (18%+VAT)*</p> <p>£14.40 inclusive of VAT (£12.00 + VAT) per month</p> <p>*Sole Agency</p> |
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| <p>Rent Collection Service Percentage of the rent payable for the full duration of the tenancy (as defined). Payable monthly</p> <p>Protection and holding of tenancy deposit OR Contribution towards administration of No Deposit Scheme</p> | <p>14.4% of the rent, inclusive of VAT (12% +VAT)*</p> <p>£7.20 inclusive of VAT (£6.00 + VAT) per month</p> <p>*Sole Agency</p> |
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| Set Up Fee (This Fee includes a Tenancy Agreement and transfer and management of your utilities) | £474.00 inclusive of VAT (£395.00 + VAT) |
| Inventory /Check Out Preparation | Full Inventory services available – ask the branch for more details |
| Rent Review (all Tenancies) / Renewal Fee (Non-Housing Act Tenancies only) (ENGLAND ONLY) | £180.00 inclusive of VAT (£150.00 + VAT) |
| Landlord Renewal (WALES ONLY) | £180.00 inclusive of VAT (£150.00 + VAT) |
| PEP and Sanctions Check Fee <i>*This fee will be due when the Compliance Fee or TDS/No Deposit Fee is not charged</i> | £24.00 inclusive of VAT (£20.00 + VAT) |
| Premier Service | 5.4% of the monthly rent inclusive of VAT (4.5% + VAT) for rental amounts of £1,749 or less per calendar month Or 4.8% of the monthly rent inclusive of VAT(4%+VAT) for rental amounts of £1,750 or more per calendar month |

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| <p>*For Short Lets (Less than 6 months) – Full Management Service Only</p> <p>31.2% inclusive of VAT (26% + VAT) of the total rent payable under the Tenancy or any continuation of it either as a fixed term or periodic whether or not the Agent is instructed to act on the Landlord's behalf. Payment of the whole 31.2% including VAT will be payable in advance and collected at the start of the Tenancy.</p> <p>Subject to a minimum of £1,500.00 inclusive of VAT (£1,250.00 +VAT)</p> | <p>(Non-Housing Act Tenancies Only)</p> |
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Introduction Only Fees

If during the Sole Agency period other agents are instructed, the commission rate will be increased by 20% including VAT of one month's rent.

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| Tenant Introduction Only Services | <p>14.4% of rent due for the term of the initial tenancy agreement</p> <p>*Sole Agency</p> |
| Set Up Fee (This Fee includes a Tenancy Agreement) | £474.00 inclusive of VAT (£395.00 + VAT) payable on the commencement of the tenancy |

Chancellors is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK.



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| Protection of the Tenancy Deposit with The Dispute Service | £75.00 per annum in advance and £350.00 at end of tenancy |
| Rent Review (all Tenancies) / Renewal Fee (Non-Housing Act Tenancies only) (ENGLAND ONLY) | £180.00 inclusive of VAT (£150.00 + VAT) |
| Landlord Renewal (WALES ONLY) | £180.00 inclusive of VAT (£150.00 + VAT) |
| PEP and Sanctions Check Fee | £24.00 inclusive of VAT (£20.00 + VAT) |
| Provision of a Written Statement | £360.00 inclusive of VAT £300.00 + VAT) per tenancy |
| Inventory – Check Out Preparation | £75.00 for each order (plus contractor charge) |

Standard/Additional Fees – applicable to all tenancies

Legal Fees (All charges are included if the Premier Service has been purchased) – Fees quoted below are inclusive of VAT

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| Providing fast track possession documents | £48.00 |
| Court appearance notes | £120.00 |
| Service of a Legal Notice for Possession* | £72.00 |

Additional Fees – Fees quoted below are inclusive of VAT unless otherwise stated

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| Instruction of either a gas safety record or electrical certificates | £75.00 for each order (plus Contractor charge) |
| Portable Appliance Testing (PAT) | £75.00 for each order (plus Contractor charge) |
| EPC (Energy Performance Certificate) | From £150.00 |
| Desktop MEES (Minimum Energy Efficiency Standards) Report | £48.00 |
| Green Deal Assessment | £150.00 |
| Service of a legal notice | £72.00 |
| Pre-Tenancy Withdrawal | £1,000.00 |
| Change Of Tenant/Sharer Fee (Agent Instructed on Managed or Rent Collection Service) | £150.00 |
| Change Of Tenant/Sharer Fee (Agent Instructed on Introduction Only Service) | £420.00 |
| Amending a Tenancy Agreement at a Landlord's request to include Variation of Contracts | £60.00 |
| Periodic Rent Review Fee (WALES ONLY) | Ask in branch for more details |
| Deposit Dispute Submission Fee | £120.00 |
| Upgrade in service level from Introduction Only to the Managed Service | £200.00 |
| Key cutting | Invoice value plus £12.00 per set |
| Shopping fee | Invoice value plus £42.00 |
| Tax Provision of a comprehensive annual Income and Expenditure Report suitable for submission with a tax return Additional financial Information required | £59.40 £60.00 per hour |
| Abortive Check In Fee | £120.00 |
| Arrange on behalf of the Landlord any major Works exceeding £500.00 + VAT | 12% of the contractor's invoice before VAT (minimum fee payable £75.00) |
| Assistance with an Insurance Claim and/or Property refurbishment or goods supply | 12% of the total value of works (minimum fee payable £72.00) |
| Property Inspections and Visits Additional visits made by the Agent to the property at the specific request of the Landlord | £75.00 per property visit |

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| Additional Property Visits to comply with the conditions of a property licence | £42.00 per property visit |
| Property Visits to Unoccupied Property | From £80.00 per property visit |
| Waiting at Property on behalf of the Landlord | £60.00 per hour |
| Licence application on behalf of the Landlord | £390.00 plus any reasonable expenses or disbursements |
| Administer Tax to HMRC for an on behalf of the Landlord | £15.00 per annum |
| International payments | £30.00 per transaction |
| Withdrawal Fee | Equivalent to 2 months' rent plus VAT applicable to Initial Period. Equivalent to 1 months' rent plus VAT applicable to Anniversary Period. |

*included in Managed Service