

Service Fees

Service	Includes	Initial Setup Fee	Monthly Fee
Full management	<ul style="list-style-type: none"> Collect and remit the monthly rent received. Pursue non-payment of rent and provide advice on rent arrear actions. Deduct commissions and other works. Advise all relevant utility providers of changes. Undertake one routine visit per fixed term tenancy, or once per year (whichever is the more frequent) and notify the Landlord of the outcome. Arrange routine repairs and instruct approved contractors. Hold keys throughout the term of tenancy. 	50% of the first month's rent plus VAT	12.5% plus VAT
Tenant Introduction	<ul style="list-style-type: none"> Advertising on Rightmove, Zoopla and Chambers. Letting Boards. High end photography. Floor plans. Credit checks and referencing. Collection of first month's deposit and rent. Landlord compliance checks and best practice review. Tenancy Agreement. 	Minimum fee of £650 plus VAT (Total £780)	N/A

Essentials

Charge	Without VAT	With VAT
Energy Performance Certificate (EPC)	£79.95	£95.94
Tenant Referencing	£39.95	£47.94
Negotiating addenda to tenancy agreement	£49.95	£59.94

Cleaning

Charge	Without VAT	With VAT
Studio	£79.95	£95.94
1 Bed	£89.95	£107.94
2 Bed	£99.95	£119.94
3 Bed	£109.95	£131.94
4 Bed (+)	£129.95	£155.94

*Add an additional £50 for an oven clean.

** Carpet clean upon request.

Our Standard Fees and Charges

CHAMBERS

EST. 1992

Deposit

Charge	Without VAT	With VAT
Fee for processing a deposit/deposit replacement and complying with legal requirements of the Deposit Protection Service (DPS) on your behalf.	£35	£42
To respond on your behalf to your tenants deposit/deposit replacement guarantee product dispute where we provide a full management service.	£29.95	£35.94
To respond on your behalf to your tenants deposit/deposit replacement guarantee product dispute where we do not provide a full management service.	£279.95	£335.94

Renewals

Charge	Without VAT	With VAT
Renew fixed term tenancy agreement negotiation and preparation charge.	£99.95	£119.94
Periodic tenancy arrangement fee.	£99.95	£119.94
Fee to negotiate and process a 'change of sharer' to include tenancy agreement preparation (Finder's Fee Service).	£229.95	£275.94

General

Charge	Without VAT	With VAT
Annual statement of income and expenditure.	£99.95	£119.94
Quarterly tax submission for non-UK residents with no HMRC approval.	£95	£114
Annual tax declaration for non-UK residents with HMRC approval.	£50	£60
Annual statutory Landlord rental income notification to HMRC.	£15	£18
Copy statements (each month's statement, or part thereof) - per request.	£29.95	£35.94
Additional property visits, price per visit.	£49.95	£59.94
To obtain an estimate of works for redecoration, or refurbishment. (This will be deducted from our final fee, if you decide to proceed).	£99.95	£119.94
Court appearance - per day, or part thereof.	£295	£354
Service of Section 13 Notice (rent increase notice for a statutory periodic assured shorthold tenancy).	£49.95	£59.94
Service of Section 21 Notice or Notice to Quit.	£49.95	£59.94
Arrange a Legionella risk assessment.	£99.95	£119.94
Arrange a Landlord Gas Safety Certificate (LLGSC).	£89.95	£107.94

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Move-In & Check-Out Inventory Charges

Charge	Without VAT	With VAT
Studio / 1 Bed	£79.95	£95.94
2 Bed	£89.95	£107.94
3 Bed	£99.95	£119.94
4 Bed	£119.95	£143.94
5 Bed	£150.00	£180

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