



Scale of Fees

THE FOLLOWING FEES INCLUDE VAT AT THE
CURRENT RATE OF 20%

<u>Launceston Office</u>	Full Management Service:	Letting & Rent Collection Service:	Tenant Find Service:
Monthly commission:	14% of rent due. Including tenancy management, renewal of safety certificates, out of hours service, periodic property inspections and rent collection.	10% of rent due. rent collection	N/A
Tenancy Set-up Fees: Covers all advertising & marketing costs, Referencing & credit report, drawing up the initial tenancy Agreement, registering deposits and issuing Prescribed Information.	£300.00 of first month's rent.	£300.00 of first month's rent.	Equal to 100% of the first month's rent £30.00 to register deposit and issue Prescribed Information and certificates.
Preparation of Inventory & Schedule of Condition including photographs:	£180.00 (unfurnished) £280.00 (furnished)	£180.00 (unfurnished) £280.00 (furnished)	£180.00 (unfurnished) £280.00 (furnished)
Any requested Property Inspections Including detailed condition report	£95.00	£95.00	£95.00
Rent review: Includes a market review, advising tenant and issuing legal notice	£75.00	£75.00	£95.00
Check out Inventory at end of the tenancy: Includes liaising with all parties, pre-tenancy check out pack, dealing with disputes, organizing contractors, liaising with deposit scheme	£150.00 (unfurnished) £210.00 (furnished)	£240.00 (unfurnished) £300.00 (furnished)	£240.00 (unfurnished) £300.00 (furnished)
Additional Agency Fees Land Registry Search: Arrange EPC (1 visit): Legionella Risk Assessment: Paperwork for tax return: Section 47/48 notice: Redirection of mail: Minimum Fee (in case of early termination) Goodlord Rent/legal protection Non routine maintenance	£15.00 £150.00 £90.00 £42.00 £75.00 Cost of postage £850.00 £384.00pa 12% of total cost	£15.00 £150.00 £90.00 £42.00 £75.00 Cost of postage £850.00 £384.00pa N/A	£15.00 £150.00 £90.00 £42.00 £75.00 Cost of postage £600.00 £384.00pa, £90 claim handling fee N/A
Ombudsman Complaints To manage and support the resolution of any complaints not attributable to Webbers.	£150.00	£150.00	N/A
Rent Tribunal Fee To cover admin time preparing evidence in the event of a rent increase challenge by the tenant through the First Tier Tribunal.	£240.00	£240.00	£240.00
TDS/Deposit Dispute Fee To cover the time and cost involved in preparing and submitting a TDS deposit claim.	£180.00	£180.00	£180.00
EPC Exemption Registration To obtain formal exemption status on approved grounds.	£150.00	£150.00	£150.00

Arrange your valuation today via our website →





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Fee examples:

Full Management Service:

If your property were to achieve £500 per month you would be charged £70.00 per month in management commission. In month 1 only, there is an additional charge of £300.00 as the set-up fee and £180.00 as the unfurnished Inventory fee.

Letting & Rent Collection Service:

If your property were to achieve £500 per month you would be charged £50.00 per month in management commission. In month 1 only, there is an additional charge of £300.00 as the set-up fee and £150.00 as the unfurnished Inventory fee.

Tenant Find Service:

If your property were to achieve £500 per month you would be charged £500.00 (including VAT) and £180.00 as the unfurnished Inventory fee. There is a £30 charge to register the deposit with an approved deposit scheme.