

Scale of Fees

The following fees include VAT at the current rate of 20%

	Full Management Service:	Letting & Rent Collection Service:	Tenant Find Service:
Monthly commission:	12% 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.	36% of first month's rent.	36% of first month's rent.	Equal to 120% 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)	£150.00 (unfurnished) £210.00 (furnished)	£210.00 (unfurnished) £270.00 (furnished)

Additional Agency Fees			
Land Registry Search:	£15.00	£15.00	£15.00
Arrange EPC (1 visit):	£150.00	£150.00	£150.00
Paperwork for tax return:	£42.00	£42.00	£42.00
Section 47/48 notice:	£60.00	£60.00	£60.00
Minimum Fee (in case of early termination)	£600.00	£600.00	£600.00
Goodlord Rent/legal protection	£384.00pa	£384.00pa	£384.00pa, £90 claim handling fee
Non routine maintenance	12% of total cost	N/A	N/A
Ombudsman Complaints	£150.00	£150.00	N/A
To manage and support the resolution of any complaints not attributable to Webbers.			
Rent Tribunal Fee	£240.00	£240.00	£240.00
To cover admin time preparing evidence in the event of a rent increase challenge by the tenant through the First Tier Tribunal			
TDS/Reposit Dispute Fee	£180.00	£180.00	£180.00
To cover the time and cost involved in preparing and submitting a TDS deposit claim			
EPC Exemption Registration	£150.00	£150.00	£150.00
To obtain formal exemption status on approved grounds			

Fee examples:

Full Management Service:

If your property were to achieve £500 per month you would be charged £60.00 per month in management commission. In month 1 only, there is an additional charge of £180.00 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 £180.00 as the set-up fee and £180.00 as the unfurnished Inventory fee.

Tenant Find Service:

If your property were to achieve £500 per month you would be charged £600.00 (including VAT) and £180.00 as the unfurnished Inventory fee. There is a £30 charge to register the deposit with an approved deposit scheme.