

**LANDLORD FEE INFORMATION**

Cavendish Estate Agents - 01323 736000

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| LANDLORD COST Full management service at 12% + VAT - All property maintenance issues to be dealt with by us, initial tenancy agreement, property inspections, rent collections, day to day running of the property. | |
| Inventory fee on check-in A member of our team will inspect the property, take pictures and document the standard the property is in before the tenants moves in. | £220.00 inc. VAT |
| Inventory fee on check-out A member of our team will inspect the property, take pictures and document the standard the property is left in to ensure that is in the same standard as when the tenant moved in. | £220.00 inc. VAT |
| Arrangement of: EPC (Energy Performance Certificate) Gas Safety Certificate Gas Safety Certificate & Boiler Service EICR Report (Electrical Safety) Legionella Report Damp Assessment Report | £115.00 inc. VAT £75.00 inc. VAT £105.00 inc. VAT FROM £216.00 inc. VAT (depending on property size) £145.00 inc. VAT £150.00 inc. VAT |
| Referencing (per tenant) | £75.00 inc. VAT |
| Tenancy Renewal fee To cover the cost of preparing a new Tenancy Agreement and negotiating with your tenant for a further fixed term tenancy. | £85.00 inc. VAT |
| Rent Review | £45.00 inc. VAT |
| Call Out fee | From £60.00 inc. VAT |
| Periodic Tenancy Agreement letter | £75.00 inc. VAT |
| Duplicate Statement (per copy, per statement) | £15.00 inc. VAT |
| Arranging a Section 21/Section 13 Notice (Completed by Legal Representation) | £220.00 inc. VAT |
| Finder's Fee Check in/referencing/prepare contract. 75% of the first month's rent + vat (minimum fee £800 inc. VAT). | £800.00 inc. VAT |
| Prepare paperwork for legal | £345.00 inc. VAT |
| Preparation of new tenants Initial Tenancy Agreement (minimum fee £500 + vat) | £600.00 inc. VAT |
| Room Only preparation of new tenant Check in/referencing/contract | £270.00 inc. VAT |

Cavendish Estate Agents are members of a redress scheme provided by the Property Ombudsman.

Cavendish Estate Agents are members of a client money protection scheme.

Members of client protection scheme HCC International Insurance Company PLC – Policy No: PI19P651075.