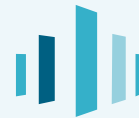


28 February 2024

**LANDLORD FEE SCHEDULE - Fully managed comprehensive service - 8% Management Fee plus VAT (subject to rental ERV)**
**Services inclusive of management fee.**

Rental Assessment	Included
Marketing on all search portals	Included
Resident referencing outsourced by Lettings Hub	Included
Carrying out of accompanied Viewings	Included
Source and complete vetting of residents	Included
Collect all holding monies and initial months rent	Included
Provide residents with several payment methods including DD via Allpay	Included
Deduct and pay all invoices related to the property	Included
Make any HMRC deductions and provide resident with NRL8 (if applicable)	Included
Provide welfare advise and rent collection, collection of arrears with a dedicated income management team	Included
Arrange and manage all routine repairs and instruct approved contractors as set out in the management contract.	Included
Undertake property management inspections to the frequency as set out in the contract.	Included
Security deposit negotiations and check out management	Included
Hold and manage keys as applicable	Included
Advise of all changes in utilities on move in and move out of properties.	Included



### **Additional non optional fees and charges**

Arrange EPC	Cost on quotation.
CP12 Gas Safety	Cost on quotation.
EICR, PAT testing to demise of property.	Cost on quotation.
LRA Legionella Risk Assessment to demise or communal	Cost on quotation if applicable.
Testing of smoke alarms and carbon monoxide alarms per tenancy.	Included within initial lettings fee if applicable (£900 plus VAT)
Visual check in service	Included within initial lettings fee if applicable (£900 plus VAT)
Start up tenancy fee (Initial Lettings Fee)	£900 plus VAT
Renewal of tenancy fee	£100 plus VAT.
Additional referencing fees if required.	£36 plus VAT per reference.
Accompanied check in fees and inventory service	Included within initial lettings fee if applicable (£900 plus VAT)
Landlord withdrawal fees	Subject to contract.
Deposit Registration fees	Included within Lettings Fee (£900 plus VAT)
Rent reviews	Included in management fee.
Contractor NOI Fees	15% plus VAT
Mobilisation/Onboarding fees inclusive of void management	£195 per unit