

RENTAL FEES PAYABLE BY LANDLORDS

- (A) Full Management Fee 9.6% Inc. Of VAT (i.e. Agreed monthly rent £900 – Fee **8% per month** = £72 + VAT @ 20% £14.40 – Total Fee per month £86.40 = 9.6%).

The fee includes the preparation and issuing of the Tenancy Documents, necessary Legal Notices and the Inventory/Schedule of Condition. Checking in and checking out of tenants. Arranging any maintenance.

*Plus (from 1 June 2019), referencing fees for new tenants i.e :-

£100 + VAT per adult for couples
£150 + VAT single adult
£50 + VAT guarantor (if required)

To cover referencing/credit check and administration costs.

- (B) FIND TENANT ONLY **One month's rent + VAT** (i.e. Rental p.c.m. £900 + VAT @ 20% £180 – Total payable £1080. *Plus the above referencing fees.

(The landlord is responsible for checking in and checking out of the tenants. The Deposit must be protected with a government-authorised tenancy deposit protection scheme).

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| (1) Preparation of the Inventory | Included |
| (2) Issuing Tenancy Documents | Included |
| (3) Issuing Legal Notices | Included |

NO HIDDEN CHARGES

CosterHarvey Estate Agents is a member of Client Money Protect.