



# CASTLES

## ESTATE AGENTS

### SCALE OF LANDLORDS SERVICES

|     |                                   |                                                                                |
|-----|-----------------------------------|--------------------------------------------------------------------------------|
| 1.1 | Marketing & let Only Service      | 1 month's rent + VAT                                                           |
| 1.2 | Letting & Rent Collection Service | 2 weeks + 10% + VAT a month of the rent received, deducted by the Agent        |
| 1.3 | Full Management Service           | 1 month's rent + 12% a month + VAT of the rent received, deducted by the Agent |

### MANDATORY REQUIREMENTS AND ASSOCIATED COSTS

|                                   |                                                                       |                                   |                              |
|-----------------------------------|-----------------------------------------------------------------------|-----------------------------------|------------------------------|
| EPC                               | £150.00 +VAT                                                          | Smoke Detectors                   | One per floor - £40.00 + VAT |
| Gas Safety Certificate            | £90.00 +VAT                                                           | Carbon Monoxide Detectors         | £60.00 + VAT                 |
| Local Authority Selective Licence | Cost specific to local authority                                      | Tenant/Guarantor Reference Charge | £50.00 + VAT per reference   |
| EICR Report                       | 1 Bed – £150.00   2 Bed – £170.00   3 Bed – £200.00   4 Bed – £225.00 |                                   |                              |

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

### ADDITIONAL CHARGES (as and when they arise)

|                                                                                                              |                                          |                                  |                            |                              |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------|----------------------------|------------------------------|
| Tenancy Renewal Fee (To apply to ALL new tenancies. Also applies to renewed tenancies on services 1.1 & 1.2) |                                          | £240 (inc VAT)                   | Legionella Risk Assessment | £100 (inc VAT)               |
| Deposit registration                                                                                         |                                          | £60.00 (inc VAT)                 | Legal Notices              | £80 (inc VAT)                |
| Inventory & check in/out service                                                                             |                                          | From £155.00 – £275.00 (inc VAT) | Overseeing Major works     | 5% + VAT of total works cost |
| Rent Guarantee Insurance                                                                                     | 6 Months £300 +VAT   12 Months £400 +VAT |                                  | Professional hourly rate   | £65.00 (inc VAT)             |
| Duplicate statement                                                                                          |                                          | £10.00 (inc VAT)                 | Sale of Property to tenant | 1.8% (inc VAT)               |

