

Landlord Schedule of Fees

(costs included with service fee and set-up cost)

Initial Tenancy Set up fee for FMAGT & RentPro is £600.00 and includes all services described below and shown in the service column.

	Find Me A Great Tenant (FMAGT) 6.5% of the initial Tenancy Agreement	RentPro 8% of the monthly rental amount, increasing to 12% for managed months'
Initial Market Valuation	✓	✓
Full Marketing Details provided including floorplan, video & EPC (if required)	✓	✓
Accompanied Viewings	✓	✓
Tenancy Negotiation	✓	✓
Third Party Referencing	✗	✗
Preparation of Legally Compliant Tenancy Agreement	✓	✓
Schedule of Condition & Check Out	✓	✓
Pre Tenancy Inspection	✗	✓
Collect first months rent and five weeks deposit	✓	✓
Prescribed Deposit Process and Registration (if instructed)	✓	✓
Tax Administration for oversea Landlords	✗	✓
Periodic Inspections (bi-annual)	✗	✓
Arrange Maintenance works and repairs (including estimates) up to £2000.00	✗	✓
Monthly Rental Statements (via email)	✗	✓

Additional & Third Party Fees (Unavoidable)

Fully Compliant Reference Checks (per person over 18)	£30.00
Serving of prescribed Tenancy Notice (s21, s8 or s13)	£125.00
Additional Inspection at Landlord request (with report)	£75.00
Key Cutting	£25.00
Property Attendance (on behalf of the Landlord per hour from time of appointment)	£65.00
Court case - Preparation for Landlord	£150.00
Court Attendance (per hour from time of court hearing)	£65.00
Withdrawal from Agreed offer	£600.00
Property Management repairs or refurbishments works (over £2000)	10% of project cost
Tenancy Renewals (fixed term) FMAGT	3% of total rent
Tenancy Renewals (fixed term) RentPro	1.5% of total rent
Rent Warranty Insurance (nil excess)	Starting from £375.00
Legal Protection Insurance (upto £100,000 cover)	Starting from £99.00
Rent Warranty & Legal Protection Insurance	Starting from £450.00
Energy Performance Certificate (EPC)	£90.00
Gas Safety Certificate (GSC) or Legionella Risk Assessment	£85.00
Electrical Installation Condition Report (EICR) - 1 bed	£180.00
Electrical Installation Condition Report (EICR) - 2 beds	£250.00
Electrical Installation Condition Report (EICR) - 3 beds	£300.00
Electrical Installation Condition Report (EICR) - 4 beds+	£400.00
Smoke Alarm & Carbon Monoxide testing or installation	£120.00
Termination from Assignment of RentPro	£600.00
End of Tenancy Management (deposit dispute)	15% of secured amount
Annual Income Report	£70.00
Rent Review or Valuation (provided in writing)	£150.00
Rent Review & Increase (assured tenancies (periodic))	2% of total rent (12 mths)
Transfer of Management to KSPG	£450.00 + RentPro