

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 |