

LANDLORD LEVELS OF SERVICE & SCALE OF CHARGES www.appledorelettings.com

- 1) **Tenant Find Service First months rent**(inc VAT), payable for each letting where the tenant is introduced through the Agent
- 2) **Letting and Rent Collection Service 9.0%** (Plus VAT) of the rent received, deducted by the Agent
- 3) **Full Management Service 10%** (Plus VAT of the rent received, deducted by the Agent)
The fees under the above service 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 - All prices inclusive of VAT

Agreement Admin Fee	£180.00
Inventory Service On application From	£ 65.00
Duplicate Statements	£ 7.00
Professional hourly rate	£ 65.00

Charged by the Agent when required to carry out any additional services

Check In	£ 90.00
Check out/Report	£120.00 (NON Managed properties)
Void Property inspections	£ 50.00 (per visit)
Property inspections & report	£ 90.00 (per visit)
Tenancy Renewal fee	£ 0.00
Major works fee	£10% + VAT

Minimum Fee

Where the Landlord cancels the Agent's instruction to provide a management service the Agent will charge and the Landlord will pay a fee based upon % of the rent (inc VAT) for the agreed rent period, not exceeding six months from the commencement date of the tenancy.

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above.

Cancellation and Direct Dealing

1. Where the Agent informs the Principal that he has located a prospective tenant who is willing to enter into a tenancy agreement and the Principal agrees to the Agent taking up references, and the Principal subsequently decides to cancel the Agent's services or engage another agency or let the Property directly, the Agent shall be entitled to a fee of percent plus VAT of the proposed rent for the proposed initial fixed period or £650 plus VAT, whichever is greater.
2. Where the Agent informs the Principal of the name of an interested party and that party subsequently enters into a lease of the property directly with the Principal, the Agent shall be entitled to a fee one months rent for the initial fixed period or £650 plus VAT, whichever is greater.

Non UK Resident Landlords (HMRC – NRL1i) - TAX SERVICE

UK Letting Agents are required by law to submit records of all Non resident UK landlords rental income. If you have previously registered for an exemption of this (NRL1i) you must advise HMRC of your current Letting Agent so that tax is not deducted. If you do not have an exemption reference number you are required to complete the NRL1 form on the HMRC website. If we have to collect tax on your rent and complete the returns and issue a yearly tax certificate the fee is £75 + VAT.

SCALE OF CHARGES OTHER INCOME

Contractors

These commissions will not be included in the contractor invoice and can be up to 10% (inc VAT) of the total invoice

Serving Notices: Section 21 & Section 8

To include preparation and service	£197.00 per notice
External meetings and photography at Landlords request	£ 90.00 per hour