

Landlord Fees Schedule

Full Management and Rent Collection Fees

If during the sole agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT

<p>Full Management Percentage of the rent payable for the full Occupation Contract term (as defined) including all renewal periods. Payable monthly.</p> <p>Compliance Fee</p>	<p>18% of the rent, inclusive of VAT (15%+VAT)</p> <p>£13.20 inclusive of VAT (£11.00 + VAT) per month</p>
<p>Rent Collection Service Percentage of the rent payable for the full Occupation Contract term (as defined) including all renewal periods. Payable monthly</p> <p>Protection and holding of Occupation Contract deposit OR Contribution towards administration of No Deposit Scheme</p>	<p>14.4% of the rent, inclusive of VAT (12% +VAT)</p> <p>£4.80 inclusive of VAT (£4.00 + VAT) per month</p>

Plus

Set Up Fee (This Fee includes a Occupation Contract and transfer and management of your utilities)	60% inclusive of VAT (50% + VAT) of one months' rent
Inventory /Check Out Preparation	<p>Studio/1 Bedroom £250.00 (£208.33 + VAT)</p> <p>2 Bedrooms £260.00 (£216.67 + VAT)</p> <p>3 Bedrooms £270.00 (£225.00 + VAT)</p> <p>4 Bedrooms £280.00 (£233.33 + VAT)</p> <p>5 Bedrooms £290.00 (£241.67 + VAT)</p> <p>Prices for larger properties available on request</p> <p>All prices including VAT</p>
Landlord Renewal	£150.00 inclusive of VAT (£125.00 + VAT)
Premier Service	4.2% of the monthly rent inclusive of VAT (3.5% + VAT) payable monthly

Introduction Only Fees

If during the Sole Agency period other agents are instructed, the commission rate will be increased by 20% including VAT of one month's rent.

Contract-holder Introduction Only Services	<p>10.8% inclusive of VAT (9% + VAT)* of the first 12 months' rent on a sole agency deducted from first rent payment or if the first month's rent does not cover the value of the invoice the funds are payable prior to completion.</p> <p>£240.00 inclusive of VAT (£200.00 + VAT)* for any renewal or extension of any Contract or for any Rent review thereafter, payable on commencement of the renewal Term or rental period or commencement of the rent review process.</p> <p>*Sole Agency</p>
Protection of the Deposit with The Dispute Service	£114.00 inclusive of VAT (£95.00 + VAT) payable on the commencement of the Occupation Contract
Provision of the written statement	£360.00 inclusive of VAT (£300.00 + VAT) per contract
Inventory and Check Out Preparation	Full inventory services available, ask in branch for details

Moginie James is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK.



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Standard/Additional Fees – applicable to all contracts

Legal Fees (All charges are included if the Premier Service has been purchased) – Fees quoted below are inclusive of VAT

Providing fast track possession documents	£48.00
Court appearance notes	£120.00
Service of a Legal Notice for Possession*	£72.00

Additional Fees – Fees quoted below are inclusive of VAT

Instruction of either a gas safety record or electrical certificates	Contractor invoice plus £30.00** arrangement
EPC (Energy Performance Certificate)	£90.00
Desktop MEES (Minimum Energy Efficiency Standards) Report	£48.00
Green Deal Assessment	£150.00
Service of a legal notice	£72.00
Change Of Contract-holder/Sharer Fee (Agent Instructed on Managed or Rent Collection Service)	£150.00
Change Of Contract-holder/Sharer Fee (Agent Instructed on Introduction Only Service)	£420.00
Amending a Occupation Contract at a Landlord's request to include issuing amended contracts.	£60.00
Periodic Rent Review Fee	£150.00 inclusive of VAT (£125.00 + VAT)
Deposit Dispute Submission Fee	£120.00
Key cutting	Invoice value plus £12.00
Shopping fee	Invoice value plus £42.00
Tax	
Provision of a comprehensive annual Income and Expenditure Report suitable for submission with a tax return	£59.40
Project manage on behalf of the Landlord any major Works exceeding £500.00 + VAT	12% of the contractor's invoice
Dwelling Inspections and Visits Additional visits made by the Agent to the Dwelling at the specific request of the Landlord	£42.00 per Dwelling visit

*included in Managed Service

**£30.00 arrangement Fee included in Managed Service