

MANAGEMENT SERVICE - 15% + VAT (18%) Charged on a monthly basis

RENT COLLECTION SERVICE - 10% + VAT (12%) Charged on a monthly basis

ADDITIONAL

RENT PROTECTION SERVICE – 3% + VAT (3.6%) Charged on a monthly basis

Additional Charges per tenancy

Set up Fee – (Inclusive of Tenant Find and Tenancy Agreement):	£500.00 + VAT (£600.00)
Inventory	£125.00 + VAT (£150.00)
Check out	£100.00 + VAT (£120.00)
Periodic Inspections where required or requested	£20 + VAT (£24.00)
Deposit Registration Fee:	£25.00 + VAT (£30.00)
Tenant references/Right to rent Check/Guarantor References:	£20.00 + VAT (£24.00) per applicant.
Tenant Reference charges are not payable if a tenancy does not proceed.	
HMO/Student properties over four bedrooms will be charged an additional £50.00 + vat (£60.00) per room on the initial tenant find fee on a managed/rent collection service.	
Rent Protection Service is subject to a minimum charge of £25 + VAT (£30) per month.	
Rent Protection Service is only available on a Rent Collection / Management service. Not provided on a Let only service.	

LET ONLY SERVICE - SOLE AGENCY - **62.5%+ VAT (75%)** OF THE FIRST MONTHS RENT

OR

LET ONLY SERVICE – MULTI AGENCY – **83.33% + VAT (100%)** OF THE FIRST MONTHS RENT

The following minimum fees apply if the let only fees of 62.5%/83.33% + VAT fall below the following amount:

£600.00 + VAT (£720.00)	- Studio / 1 bedroom Properties
£800.00 + VAT (£960.00)	- 2 bedroom Properties
£1000.00 + VAT (£1200.00)	- 3 Bedroom Properties +

Tenant references are charged at £20.00 + VAT (£24.00) per applicant. This includes right to rent checks and any guarantor references if required. Charges are not payable if a tenant fails references. Tenant references are always charged in addition to the Letting fee.

Arranging Gas Safety Certificate:

Contractor invoice plus £36.00 arrangement fee

Arranging Energy Performance Certificate:

Contractor invoice plus £36.00 arrangement fee

Arranging Electrical Installation Condition Report:

Contractor invoice plus £36.00 arrangement fee

Inventory for a let only service: Quote can be supplied upon request

Please note Kings Estates do not perform a Check in and Check out on a Let Only Service.

*Prices quoted inclusive of VAT at the rate of 20% - This is subject to change