

## Lettings Fees

*"We aim to be fully upfront and transparent about any possible fees that may be payable. This helps clients to make informed decisions."*

### Landlord Fees

Lettings Introduction	12% (plus vat)	14.4% (incl VAT)
Lettings Management	15% (plus vat)	18% (incl VAT)
Continuation period after renewals (Introduction / Management)	14.4% / 18%	(incl VAT)

### Other Fees

There are several costs that may be applicable; either at the start of your first Tenancy, or periodically throughout the time your property is being Let. We can arrange these on your behalf, at the prices listed below (inclusive of VAT where applicable).

Tenancy Set Up Fee	£300.00
Tenant Referencing Fee (Per Tenant)	£75.00
Contract Renewal Fee	£180.00
Annual Statement of Account	£90.00
Deposit Protection Registration Per Tenancy	£96.00
Inventory Check in	£250.00*
Gas Safety	£140.00
Electric Safety Certificate	£275.00*
Energy Performance Certificate	£150.00
Property Inspection beyond the first (first included with lettings fee)	£130.00

\*Prices start from and vary from size of the property. Please contact Marcus Telford for exact pricing.

Landlord Introduction/Fully Managed '%' rates are calculated on the yearly rent in advance.  
Marcus Telford are members of The Property Redress Scheme (PRS), The Deposit Protection Service (DPS) and Client Money Protect (CMP).

## **Tenant Fees**

New Assured Shorthold Tenancies (AST's) signed on or after 1st June 2019

As well as paying the rent, you may also be required to make the following Permitted Payments.

Before the tenancy starts (payable to 'the Agent' Marcus Telford)

Holding Deposit:	1 week's rent
Deposit:	5 weeks' rent

**During the tenancy (payable to 'the Agent' Marcus Telford)**

Payment of £50 (incl VAT), for any change to the Tenancy Agreement - subject to Landlord's approval

Payment of interest for the late payment of rent at Bank of England Base Rate +3%

Payment of £50 (including VAT), for the reasonably incurred costs for the loss of keys, etc

Payment of any unpaid rent or other reasonable costs in relation with your early termination of the tenancy

**During the tenancy (payable to the provider), if permitted and applicable**

Utilities - Gas, Electricity, Water

Communications - Telephone, Broadband

Installation of Cable/Satellite

Subscription to Cable/Satellite Supplier

Television Licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation to include contractual damages.

**Non Assured Shorthold Tenancies (AST's) signed on or after 1st June 2019**

For any individual tenant not renting a property under an Assured Shorthold Tenancy the following charges are also payable:

Tenancy Administration charge -	£500 per tenancy (including VAT)
Reference charge -	£90 per tenant or guarantor (including VAT)
Check-in charge -	£350 per tenancy (including VAT)
Renewal charge -	£400 per renewal (including VAT)

If any tenant rents a property through Marcus Telford in the name of a business or company, the tenancy administration and reference charge will be £1200.00 (including VAT) for a new tenancy and £450.00 on every renewal (including VAT).