



## The Good Managing Agent Landlord Fees (Fully inclusive of taxes)

Full Management		
<b>Full Property Management Service</b>	Minimum Fee	
<b>Setup Fee = One Month Rent</b>	£550	
<b>Monthly Management Fee</b>	9%	

Let Only		
<b>Landlord Service</b>	Minimum Fee	
<b>Setup Fee = One Month Rent</b>	£750	

The setup fee includes:

- Initial rent appraisal and advice
- Preparation of the property advert including photographs
- Advertising
- Conducting all Viewings
- Tenant Selection and Referencing
- Creation of Tenancy Agreement and Rent and Deposit collection (1)
- Moving the tenant into the property

Other Fees	Full Management	Let Only
<b>Inventory Fee</b>	Included	£120
<b>Deposit Registration Fee</b>	Included	£80
<b>AML Checks (Per Tenant)</b>	Included	£40
<b>Pre-Tenancy Interior Cleaning *</b>	£50	£50
<b>Gas Safety Certificate *</b>	Included	£60
<b>Energy Performance Certificate *</b>	Included	£60
<b>Electrical Inspection Condition Report *</b>	Included	£100
<b>Installing Smoke Alarms *</b>	£20	£30
<b>Installing Carbon Monoxide Alarms *</b>	£20	£30

**Notes:** \*This is an administration fee in addition to the costs of the item provided and only if required on instruction.

(1) Deposits are capped by law at 5 weeks rent. We take this amount by default. On application a holding deposit of 1 week's rent is taken (maximum allowed).