

Lafford James Limited

Residential Letting Services Fee

LANDLORD	
Fully Managed	
Full Management	12% of Monthly Rent
10 Year Smoke Alarms / CO Alarms	£48
Tenant reference fees per Tennant	£50
Renewal (fixed or Periodic)	£90
Move Out	£60
Move In	£60
Re Let New Tenant	£180
Inventory	£144
Energy Performance Certificate	£66
Gas Safety Certificate	£78
Legionella Risk Assessment	Actual contractors cost
Rent Guarantee	£120
Hourly rate for Additional Services (by agreement)	£78 per hour
Project Management / Insurance Claims	11% of net invoice
Quarterly Tax Returns Overseas LL's	£60
Key Cutting	Actual cost plus £10
Tenant Find	
Tenant Introduction	8% (of total value of rent)
Renewal	£150
Move Out	£60
Move In	£60
Inventory	£144
Hourly rate for Additional Services (by agreement)	£78 per hour
TENANT	
Security Deposit upon (on signing tenancy)	5 weeks rent
Variation of Contract (tenant requested)	£50
Lost Keys	Actual cost of replacement key and professional locksmith

Fees are quoted to include VAT if appropriate

Lafford James Limited are members of The Property Ombudsman Scheme Membership number D5885 full details are available on request.

Lafford James Limited protect tenant deposits with My deposits full details are available on request.

Lafford James Limited are members of Client Money Protect CMP002994

Fees current from 1st June 2019