

## Landlord Fees and Packages

All fees quoted are currently exempt of VAT. Let's Move reserves the right to charge VAT at the prevailing rate, when appropriate.  
Fees are subject to change.

<b>Full Management Package</b>          (Services provided as detailed in the previous table)	<b>£295.00 Set up Fee</b>  Commission on rent collected will be charged at 10% of rent collected. For example if the monthly rent collected is <b>£395</b> , the amount payable will be <b>£31.60</b> for the first 3 months, and then <b>£39.50</b> thereafter  EPC - <b>£70</b> (a valid EPC is a legal requirement) Gas Safety Check - <b>£65</b> (a valid GSC is a legal requirement). EICR (Electrical Installation Condition Report) - <b>£140</b> (a valid EICR is a legal requirement)  Plus, additional services, upon request, and as indicated in the previous table, see below for prices.
<b>Tenant Find Only Package</b>       (Services provided as detailed in the previous table)	<b>50% of the first month's rent subject to a minimum of £325.00</b>  EPC - <b>£70</b> (as above) Gas Check - <b>£65</b> (as above) EICR - <b>£140</b> (see above)  Plus additional services, upon request, and as indicated in the previous table, see additional fees below for prices.
<b>Full Management Service for Multiple Property/Portfolio owners (4 or more properties)</b>	<b>Please contact Let's Move to discuss.</b>

### Cancellation Charges

<b>Tenant Find Only Service</b>	In the event that this agreement is cancelled by the landlord, once marketing has begun and prior to arranging a tenancy, a cancellation fee of <b>£295</b> is payable.
<b>Full Management Service</b>	In the event of the agreement being cancelled once marketing has commenced and prior to the arrangement of the tenancy, a cancellation fee of <b>£295</b> is payable. If the agreement is cancelled during the period of a tenancy, 30 days notice is required in writing, the withdrawal/cancellation fee will be equal to one month's rent. For example if the monthly rental is <b>£395</b> , the fee will be <b>£395</b>

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Prices/fees are subject to change. Let's Move reserves the right to amend T & C's with 28 days notice.

Let's Move is a member of The Property Ombudsman Scheme, and follows the TPO code of practice (further details can be found at [www.tpos.co.uk](http://www.tpos.co.uk)). All rents are paid into our client account, account name; Top Move Ltd T/as Let's Move Client Account., which is held at Lloyd's Bank, Loughborough Branch, PO box 1000, BX1 1LT. All deposits are registered with the DPS scheme. Let's Move is a trading name of Top Move Limited.

## Additional Fees and Services

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Energy Performance Certificate	£70
Gas Safety Check	£65
Collecting and protecting the tenant's deposit in the DPS account	£30 **
Inventory with photographs	£50 **
Transfer of deposit to landlord's DPS account (Tenant find service only)	£30
Detailed floor plan	£50
Property inspections (per inspection) On the full management package this is in addition to the included 2 property visits per year	£50
Guarantor referencing and deed of guarantee preparation	£30
To Let board	£40
Fee for key cutting (per key)	£15 +key cost per invoice
Tenancy renewal fee	£95
Installation of smoke alarm (per alarm)	£45
Legionella risk assessment	£65
Installation of carbon monoxide detector (per unit)	£45
Overseas landlords – remit tax quarterly to HMRC (per quarter)	£50
Submission of information to HMRC	£12 per portfolio
Copies of landlord's statements/documents including annual statement (per document sent by email) additional postage costs may apply	£10
Check out fee attending the property and carrying out a report	£50
Standard deposit reclaim	£30 **
Deposit reclaim via Statutory Declaration where statutory declaration by Solicitor is required, tenant not being found	£60
Deposit dispute resolution service where the deposit reclaim is disputed and referred to the DPS adjudicator	£75
Re-letting fee Finding a new tenant, completing comprehensive referencing, preparing tenancy agreement, does not include guarantor fee	£295

\*\* included in the Full Management Service Package

## Fees for Service of Legal Notices

Preparation and service of Section 8/21 (eviction)	£75
Preparation and service of Section 13 (rent increase)	£50
Preparation and service of Section 48 (change of landlord's details)	£30
Solicitors Legal services for eviction (via courts)	External provider, please contact for details