

# Lettings Fees/Fees for the Landlords

## Standard fees

Lettings only	7%
- Renewals on 1st 2 years'	6%
- Continuation period after renewals	5%
Management service (fees apply per property)	
- 1-2 properties	5%
- 3-4 properties	4%
- 5 or more properties	3%
Short lets (inc obligatory management service)	20%
- Renewals on 1st 2 years'	20%
Tenancy Agreement	
- Long let	£200
- Short let	£200

This is a fixed cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to, negotiating the tenancy, verifying references, undertaking Right to Rent checks and drawing up contracts. This charge is applicable per tenancy. The charge will not exceed this sum unless you request one of the specific additional services or fees set out elsewhere in this document.

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Anti-Money Laundering and Identification Checking Fee	£20
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## Other Fees

Size	Cleaning	Inventory/Check-in	Check-out	Electrical Report
Studio	£90	£100	£100	£150
1 bed	£100	£100	£100	£150
2 bed	£125	£150	£150	£175
3 bed	£150	£200	£200	£200
4 bed	£175	£250	£250	£250
5+ bed	£200	£300	£300	£300
Additional Property Inspection				£100
Carbon Monoxide Alarm Installation				£75 plus £20 per alarm
Combined Gas and Portable Appliance Test				£200
Court Appearance (charged per day or part thereof)				£420
Deposit Protection Registration				£0
Energy Performance Certificate				£100
Fire Blanket				£20

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Gas Safety Certificate	£100
HMRC Return for Non-Resident Landlords	£100
Income & Expenditure Report	£100
Legionella Risk Assessment	£100
Licensing Application Service Fee	£200
Portable Appliance Test	£150
Section 21	£100
Smoke Alarm Installation	£75 plus £20 per alarm
Smoke & Carbon Monoxide Test (on start of Tenancy)	£0
Works over £1000	5% of invoice total

Our vetted contractor may pay a referral fee to Optionz limited. The fee paid will be included within the contractor's invoice and could be up to 20% of the total invoice amount depending on the service provided, the details of which are available on request. This does not affect the final amount you pay.

**All fees unless otherwise stated are VAT excluded as Optionz Limited is not VAT registered as yet and so doesn't charge its clients any VAT.**