

FRESH

Estate & Letting Agents

STATEMENT OF FEES CHARGED TO LANDLORDS

(All Fees Include VAT)

SERVICE TYPE	FEES CHARGED
Finders Fee	We charge a one off £358.80.
Residential Managed Service	We charge an initial 1 week rent set up fee, 12.5% + VAT of the rental income & £36 Bond Reg Fee
Student Managed Service	We charge an initial 1 week rent set up fee, 10% + VAT of the rental income & £36 Bond Reg Fee
Residential Managed with Eviction Service	We charge an initial 1.5 week rent set up fee, 12.5% + VAT of the rental income & £36 Bond Reg Fee
Residential Managed with Rent Guarantee	We charge an initial 2 week rent set up fee, 12.5% + VAT of the rental income & £36 Bond Reg Fee

FEES, REASONABLE COSTS AND EXPENSES:

The Landlord agrees to repay the Agent for any reasonable costs, expenses or liabilities incurred or imposed on the Agent provided that they were incurred on behalf of the Landlord in pursuit of the Agent's normal duties. The Agent shall be entitled to retain any interest earned on any money held on the Landlord's behalf and any commission or referral fees from but not limited to insurance companies, referencing companies, contractors and any fees charged to tenants earned while acting on the Landlord's behalf. Details of such income received by the Agent can be provided to the Landlord on request.

MANAGED TENANCY AGREEMENT RENEWALS

If the Landlord requests a renewal of tenancy following their initial or current term, a fee of £50 + VAT will become due on completion of the renewal. The fee is payable by either the tenant or landlord depending on which party instigates the fixed term tenancy extension.

FINDERS FEE TENANCY AGREEMENT RENEWAL

If a Landlord requests a new fixed term tenancy to be put in place by the Agent a fee of £114 will become payable prior to any work commencing.

TERMINATION FEES

The landlord and agency agreement may be terminated by either party by way of one month's written notice. The early termination fee equivalent to six months management fees applies upon termination by the landlord during the currency of a tenancy agreement entered into by the Agent on behalf of the landlord.

If the Agent is successful in finding the landlord a suitable tenant(s) for the property and the Landlord is no longer able to proceed with the letting. The Landlord agrees that a withdrawal fee charge will be due to the Agent equivalent to 2 weeks rent plus VAT. The Landlord agrees to pay the Agent a fixed fee of £120, should the Landlord choose to withdraw the property during the 6 week sole agency period. (Following the initial 14 day cooling off period). The agent reserves the right to charge the sum equivalent to 2 weeks rent + VAT, should an alternative agent secure a tenant(s) within the 6 week sole agency period following the Agent's instruction to market the property.

INVENTORY CHARGE

Should a Landlord(s) wish us to prepare an inventory and condition report that is not included within their normal service a charge of £180 will be due.

PROPERTY SALES TO TENANT(S)

In the event of an existing tenant(s) wishing to purchase the managed property, and a sale arises, our fee as selling agents will be 1% + VAT of the sales figure or a minimum fee of £1440, whichever the greater.