

## Landlord Fees Guildford

MANAGEMENT SERVICE - 14.4% Charged on a monthly basis

OR

RENT COLLECTION SERVICE - 12% Charged on a monthly basis

### OPTIONAL ADDITIONAL SERVICE

RENT PROTECTION SERVICE – 3% Charged on a monthly basis

#### Additional Charges per tenancy

Set up Fee (Inclusive of inventory/Check Out): **£480**  
Deposit Registration Fee: **£13.20**  
Tenant references: **£16.80 per applicant.**  
Tenant reference fee includes any guarantor reference if required. Charges are not payable if a tenancy does not proceed.  
Rent Protection Service is subject to a minimum charge of £30 per month.  
Rent Protection Service is only available on a Rent Collection / Management service. Not provided on a Let only service.

LET ONLY SERVICE - SOLE AGENCY - 9.6% of the Annual Rent

OR

LET ONLY SERVICE – MULTI AGENCY – 10.8% of the Annual Rent

The following minimum fees apply if the let only fees of 9.6%/10.8% fall below the following amount:

**£540 - 1 bedroom Properties**  
**£600 - 2 bedroom Properties**  
**£720 - 3 Bedroom Properties +**

Tenant references are charged at £16.80 per applicant. This includes any guarantor reference if required. Charges are not payable if a tenant fails references. Tenant references are charged in addition to the Letting fee. Single Room tenancies are subject to a minimum fee of £480 per room.

#### Arranging Gas Safety

Certificate: Contractor invoice plus £36.00 arrangement fee

#### Arranging Energy

Performance Certificate: Contractor invoice plus £36.00 arrangement fee

#### Arranging Electrical Installation

Condition Report: Contractor invoice plus £36.00 arrangement fee

#### INVENTORY:

Studio - Two Bedrooms: **£180**  
Three - Four Bedrooms: **£220**  
5 Bedrooms or More: **£260**

#### Tenancy renewals:

For a six-month renewal £60 and for a twelve month or longer £120.

Student tenancies and HMO Properties will be charged the normal tenant find fee of £480. If tenants are required to be referenced again for the renewal of a tenancy, the standard charges of £16.80 per tenant will apply as well as any charge for deposit registration.

All Fees quotes inclusive of VAT

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