

<b>Upsalls Property Management</b>	<b>Let Only</b>	<b>Full Management</b>
Initial Set Up Fee	£500 (£600 including VAT)	FOC
Percentage of contracted rent PCM	N/A	10% (12% including VAT)
Rent collection cost	N/A	Included
Arrange Safety Inspections (costs to be paid by Landlord)	@£35 (£42 including VAT)	Included
Inventory and Schedule of Condition	Included	Included
Deposit Requirements	Included	Included
Tenant Checking	Included	Included
Remittance/Invoicing	Included	Included
Manage Rent Arrears	N/A	Included
Statutory Legal Notices	Apply within	£50 (£60 including VAT)
Prepare Legal Papers for Possession	Included	£450 (£540 including VAT)
Tenancy Renewal	£75 (£90 including VAT)	Included
Attending Property for Contractor Access	N/A	Included
Organising Repairs	10% (12% including VAT) or £20 (£24 including VAT) minimum charge	Included
3 Monthly Periodic Inspections	£25 (£30 including VAT (3 MILE RADIUS)	Included
Tenant Leave Inspection	£75 (£90 including VAT)	Included
Insurance m	N/A	10%
Transfer of Utilities	Included	Included

The Agent's instruction to the Landlord will pay a fee set in accordance with the Tenant for the prices stated above.

Signed by the Landlord: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/20\_\_\_\_