

<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)
Renewal tenancy	£75 (£90 including VAT)	Included
Attending property for contractor access etc	N/A	Included
Organising repairs	10% (12% including VAT) or £20 (£24 including VAT) minimum charge	Included
3 monthly inspections	£25 (£30 including VAT) (3 mile radius)	Included
Tenant leave inspection	£75 (£90 including VAT)	Included
Insurance claim	N/A	10%
Transfer of utilities	Included	Included

***VAT is due on all our fees. In accordance with consumer legislation, it is quoted as included in the prices stated above.***

Where the Landlord cancels the Agent's instruction to provide a management service, the Agent will charge and the Landlord will pay a fee based on 12% including VAT of the agreed rent.

Signed by the Landlord

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Date

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