

**LANDLORD FEES:**

	<b>Fee excl. VAT</b>	<b>Fee incl. VAT</b>
<b>Tenancy Agreement</b>	£150	£180
<b>Referencing</b>	£100 per couple	£120 per couple
<b>Inventory</b>	15% of monthly rent	18% of monthly rent
<b>Letter of Variation</b>	£110	£132
<b>Additional references</b> (per person)	£50	£60
<b>Notices</b>	£110	£132
<b>Service of Notice</b>	£100 / hr + Mileage	£120 / hr + Mileage
<b>Deposit Registration</b> (If not forming part of a standard service)	£50	£60
<b>Checkout report</b>	12.5% of monthly rent	15% of monthly rent
<b>Checkout administration fee</b>	£160	£192
<b>Additional management visits</b> Price per hour + mileage and expenses	£75 / hr	£120 / hr
<b>EPC &amp; floor plan</b>	£120 up to 4000 sq.ft.	£144
<b>Legionnaires Test</b>	£75	£90
<b>NRLS (Non-Resident Landlord Scheme)</b> Registered landlords (per annum)	£85	£102
Non-registered landlords (per annum)	£135	£162
<b>Same Day Transfer (UK)</b>	£20	£24
<b>Same Day Transfer (Overseas)</b>	£30	£36
<b>Cancellation fee</b> (Applicable if Landlord withdraws from agreed terms of Tenancy)	£350	£420
<b>Hourly charge for additional work, negotiating a deposit, registering a dispute, court attendance, caretaking, arranging/project managing non-routine maintenance/ additional agreed work and caretaking an empty property</b>		
<b>Member of staff</b>	£100 / hr	£120 / hr
<b>Partner</b>	£150 / hr	£180 / hr
<b>Mileage</b>	50p / mile	60p / mile
<b>Introduction fee</b>	If the property is sold to an applicant or tenant introduced by TCHC within a 5 year period an introductory commission of 1% (plus VAT) based on the total sale price would be payable by your solicitor to TCHC from the proceeds on completion of the sale. (1.2% incl. VAT)	

## STANDARD FEES

### SUBJECT TO DISCOUNT

#### A – Tenant Find, Rent Collect and Full Management Service (payable monthly)

16% + VAT of rent collected per month for the initial 12 month term (19.2% incl. VAT)  
10% + VAT of rent collected per month for any additional term agreed (12% incl. VAT)

#### B - Tenant Find, Rent Collect and Response Management Service (payable monthly)

14% + VAT of rent collected per month for the initial 12 month term. (16.8% incl. VAT)  
7% + VAT of rent collected per month for any additional term agreed. (8.4% incl. VAT)

#### C – Tenant Find and Rent Collection Service (payable monthly)

12% + VAT of rent collected per month for the initial 12 month term (14.4% incl. VAT)  
6% + VAT of rent collected per month for any additional term agreed (7.2% incl. VAT)

#### D - Tenant Find only (payable in full at commencement of the term)

12% + VAT of the rent for the initial 12 month term (14.4% incl. VAT)  
4% + VAT of the rental for any agreed renewal term (4.8% incl. VAT)  
Periodic term 2.5% + VAT per annum of rent agreed (3% incl. VAT)

#### E - Legal Service (incl. Tenancy agreement and TDS registration)

6.5% + VAT of the term's rent (7.8% incl. VAT)  
4% + VAT of the rental for any agreed renewal term (4.8% incl. VAT)  
Periodic term 2.5% + VAT per annum of rent agreed (3% incl. VAT)

**Tenant Introduction service**      5% + VAT of the term's rent      (6% incl. VAT)

**Short Term Lets of less than 6 Months**      Fee by negotiation

**N.B** Fees for rent collect and management continue to be payable if the Tenant withholds rent

**TCHC CANNOT ACCEPT PAYMENTS BY CARD OR CASH**