



LANDLORD FEES

A – Tenant Find, Full Management and Rent Collection Service

Tenant Find – Six weeks' rent + VAT (Payable at the tenancy commencement)
Full Management and Rent Collection – 12% + VAT of the rent collected per month (14.4% incl. VAT)

B – Tenant Find and Rent Collection Service

Tenant Find – Six weeks' rent + VAT (Payable at the tenancy commencement)
Rent Collection – 4% + VAT of the rent collected per month (4.8% incl. VAT)

C - Tenant Find Service

Six weeks' rent + VAT (Payable at the tenancy commencement)

Rent Review and Fixed Term Renewal applicable to all levels of service

2.5% + VAT of the rent agreed beyond the initial 12 month term, payable annually in advance
(3% incl. VAT)

Other bespoke services quoted on an individual basis.

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

ADDITIONAL FEES

Where applicable the following charges are in addition to those stated above:

| | Fee excl. VAT | Fee incl. VAT |
|---|--|----------------------|
| Tenancy Agreement | £150 | £180 |
| Referencing | £50 per applicant | £60 per applicant |
| Inventory / Statement of Condition (Subject to a maximum fee based on property value) | 15% of monthly rent | 18% of monthly rent |
| Letter of Variation / Notices | £110 | £132 |
| Deposit Registration | £50 | £60 |
| Checkout Report (Subject to a maximum fee based on property value) | 12.5% of monthly rent | 15% of monthly rent |
| Checkout administration fee | £160 | £192 |
| Deposit Return (only payable in absence of a formal checkout) | £60 | £72 |
| Additional management visits | £85 / visit | £102 / visit |
| EPC & floor plan | £120 up to 4000 sq. ft. | £144 |
| Legionnaires Test | £75 | £90 |
| NRLS (Non-Resident Landlord Scheme) | | |
| Registered landlords (per annum) | £85 | £102 |
| Non-registered landlords (per annum) | £135 | £162 |
| Same Day Transfer (UK) | £25 | £30 |
| Cancellation fee (Applicable if Landlord withdraws from agreed terms of Tenancy) | £350 | £420 |
| Arrangement and supervision Fee for works over £500 | 10% of net cost | 12% of net cost |
| Void Management | £100 per fortnight | £120 per fortnight |
| Court Attendance | £450 per day | £540 per day |
| Negotiating a Deposit / Registering a Dispute / Service of Notice | £100 per hour | £120 per hour |
| Introduction fee | If the property is sold to a tenant introduced by TCHC within the tenancy 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) | |