

Fees and costs

1). Fees:

Fully Managed fees and costs:

<u>Fully Managed Service:</u>	<u>Cost:</u>	<u>Conditions:</u>
Set Up fee:	£598.80 inc VAT (20%)	£499 plus VAT To include *12 months rent warranty service & Legal Cover for the first tenancy only - Payable and deducted from the first month's rent. Covers Marketing, full referencing, accompanied viewings, credit checks, right to rent checks and rental contract preparation, deposit registration with the DPS. *For rents up to £2500pcm
Management service:	12% inc VAT (20%)	Reduced to £100 inc VAT for the first 18 months deducted from each month's rent balance then 10% plus VAT there after.
Rental Warranty Service:	£500.00 inc VAT (20%)	Providing rental warranty service for a twelve (12) month term. With legal cover and no excess.
Re-letting (New Tenant) Disbursement:	£598.80 inc VAT (20%)	Due from the first month's rent, payable, once a new Tenant has moved in to the property
Maintenance Administration Charge:	12% inc VAT (20%)	For arrangement of works – Unless organised and paid direct by the landlord
Tenancy Renewal (on-going contract) Management Service:	£60.00 inc VAT (20%)	Due from the first month's rent once the tenant agrees to a fixed term renewal.
Termination Fee:	2 months rent + VAT (20%)	Terminate the contract following a successful rental of the property by us (and we are not in significant breach of the contract) after the 14-day cancellation period has expired and before it is completed, you agree to pay a fixed charge equivalent to 2 months' rent plus vat.
Additional Inspection/Check Out:	£96.00 inc VAT (20%)	If Landlord requests extra property inspections. The Check out is completed by the independent inventory clerk and is payable within 7 days of being completed.

I confirm that I instruct Mason Kelly Property Consultants to manage the property at the agreed terms

Landlord(s) initial: _____

Date: _____

Or:

Tenant Find fees and costs:

<u>Tenant Find Only Service:</u>	<u>Cost:</u>	<u>Conditions:</u>
Property Setup Fee:	£598.80 inc VAT (20%)	Payable and deducted from the first month's rent. Covers Marketing, full referencing, accompanied viewings, credit checks, right to rent checks and rental contract preparation.
Tenant Find Fee:	4 Weeks Rent + VAT (20%)	To be paid at the beginning of the tenancy or from first month's rent Minimum £480.00 inc VAT (20%)
Tenant Find Move In/Out Service:	£96.00 inc VAT (20%)	If Landlords wish us (Mason Kelly Property Consultants) to conduct a Move In/Out inspection.

Registration of Deposit Scheme (Tenant Find only service):	£60.00 Inc VAT (20%)	All Tenant deposits must be registered with a Tenancy deposit scheme. If Mason Kelly Property Consultants do not see proof that the Landlord is a member of an appropriate scheme prior to occupation, we will have no alternative but to register the deposit and the Landlord will incur the cost.
--	-------------------------	--