



CHALFONT ST PETER OFFICE
20 Market Place, Chalfont St Peter,
Buckinghamshire, SL9 9EA – Tel: 01753 480060

FARNHAM COMMON OFFICE
Sherriff House, The Broadway, Farnham Common,
Buckinghamshire, SL2 3QH – Tel: 01753 643555

IVER OFFICE
23 High Street, Iver, Buckinghamshire, SL0 9ND
Tel: 01753 650033

LANDLORD ADDITIONAL FEE'S

Set Up Administration Fee: **£325.00 plus VAT** (£390.00 inc VAT)

The Set Up fee includes the cost of creating a Fully Comprehensive Assured Shorthold Tenancy Agreement, Anti-Money Laundering, Sanction and PEP checks carried out on Landlord and Tenant, referencing of tenants, serving of all legal documents to ensure landlord is compliant with regulations, ensuring all necessary reports have been carried out and issued in accordance with current legislation. These include, Gas Safe Certificate, Electrical Installation Condition Report, How to Rent Report, and Right to Rent, plus the associated administration involved.

OPTIONAL SERVICES OFFERED:

Landlord Gas Safety Certificate: **£130.00 plus VAT** (£156.00 inc VAT)

This is legally required prior to tenancy start and annual basis. Cost does not cover remedial work if any Gas installations are not compliant.

Gas Certificate & Boiler Service: **£180.00 plus VAT** (£216.00 inc VAT)

Landlord Electrical Safety Certificate EICR: **from £270.00 plus VAT** (£324.00 inc VAT)

This should be carried out at Commencement of Tenancy and/or every 5 years.

Arranging Independent Inventory & Check in: **from £150.00 plus VAT** (£180.00 inc VAT)

The exact price is dependent on the overall size of the property. A check out fee will also be payable at the termination of tenancy taken from last month's rent.

Rent Guarantee & Legal Protection Insurance: **See below ...**

Rent amount up to £1,000 pcm	£325.00 plus VAT (£360.00 inc VAT) ... inc. Insurance Premium Tax (IPT)
Rent amount £1,001 - £1,500 pcm	£345.00 plus VAT (£390.00 inc VAT) ... inc. IPT
Rent amount £1,501 - £2,000 pcm	£365.00 plus VAT (£420.00 inc VAT) ... inc. IPT
Rent amount £2,001 - £2,500 pcm	£385.00 plus VAT (£462.00 inc VAT) ... inc. IPT
Rent amount £2,501 - £3,000 pcm	£465.00 plus VAT (£522.00 inc VAT) ... inc. IPT
Rent amount over £3,001 pcm	Available at a rate of 2.75% ... plus Insurance Premium Tax (IPT)

EPC (Energy Performance Certificate) **£120.00 plus VAT** (£144.00 inc VAT).

This is a legal compliance for selling or renting. (Certificate lasts 10 years). If required, payment of the EPC is required at time of marketing.

Professional Photography & Floorplans inc EPC **£175.00 plus VAT** (£210.00 inc VAT)

Preparation and Serving of Form 6A **£125.00 plus VAT** (£150.00 inc VAT)

The Form 6A is the legal notice requiring possession of a property in England let on an Assured Shorthold Tenancy.

