

Rent Collection and Full Management Fees

If during the Sole Agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT.

Full Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable in advance or deducted from first rent payment	18% of the rent (15% + VAT)
Rent Collection Service Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable in advance or deducted from first rent payment	15.6% of the rent (13% + VAT)
Set Up Fee (This fee includes a Tenancy Agreement, Inventory and Schedule of Condition and transfer and management of your utilities)	Equivalent to 1.8 weeks' rent inc VAT subject to a minimum of £540.00 inc VAT (£450.00 + VAT)
Landlord Renewal Agreement	£102.00 (£85.00 + VAT)
Landlord Check-out Fee	£102.00 (£85.00 + VAT)
Compliance Indemnity	£13.20 (£11.00 + VAT) per month
Either of the following fees will apply should the Compliance Indemnity fee not be applicable:	
No Deposit Option Protection Fee	£4.80 (£4.00 + VAT) payable monthly
Protection of the Tenancy deposit with The Dispute Service	£4.80 (£4.00 + VAT) payable monthly
Premier Rent Guarantee Service - Complete peace of mind with your rent guaranteed	4.2% of the monthly rent (3.5%+ VAT) payable monthly

Introduction Only Fees

Introduction only fee	12% (10% + VAT) of the rent for the full tenancy term (as defined) including all renewal periods. Payable in advance or deducted from first rent payment
Set Up Fee (This fee includes a Tenancy Agreement and transfer and management of your utilities)	Equivalent to one week's rent subject to a minimum of £270.00 (£225.00 + VAT) includes tenancy agreement and inventory
Protection of the Tenancy Deposit with The Dispute Service	£114.00 (£95.00 + VAT) payable on commencement of the tenancy
Inventory / Check-out preparation	Full inventory services are available, ask in branch for details
Landlord Renewal Fee	£84.00 (£70.00 + VAT)
Sale of the property to the tenant or third party	1.8% (1.5% + VAT)

Leaders is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK

