



## **ANDREW GRANGER & CO SCALE OF FEES FOR LANDLORDS – FULL MANAGEMENT**

### **MANAGEMENT FEE**

12% of monthly rent plus VAT (14.4% inc VAT)  
(Rate subject to negotiation if property falls within target area)

### **ENHANCED REFERENCING FEE**

£95 & VAT (£114 inc VAT) per tenant  
(Includes Right to Rent & Money Laundering Checks as imposed by the Government, Credit Score, Assessment of latest 3 months bank statements, Previous landlord reference, Current Employer reference)

### **GUARANTOR FEE (Where required)**

Preparation of Deed of Guarantee  
£50 & VAT (£60 inc VAT)

### **COMPREHENSIVE INVENTORY WITH PHOTOGRAPHIC LIBRARY**

£140 & VAT (£168 inc VAT) – Properties up to 3 bedrooms  
£165 & VAT (£198 inc VAT) – Properties 4 bedrooms and above  
\*Any fully furnished properties will incur an additional fee of £200 & VAT (£240 inc VAT)

### **CHECK OUT FEE AT END OF TENANCY**

(Negotiation with tenant at end of tenancy in respect of the condition and preparation of the final inspection report)  
£75 & VAT (£90 inc VAT)

### **RENEWAL CHARGES**

- £60 plus VAT (£72 inc VAT) for a 6 month tenancy renewal
- £95 plus VAT (£114 inc VAT) for a 12 month tenancy renewal
- If you would prefer to continue the tenancy on a periodic basis then there will be a one-off charge of £60 & VAT. (Note: When a tenancy is periodic the tenant can give 1 month's notice from any rent payment date so it may be prudent to ask for a longer set period going forward.)

The renewal fees will be charged from your incoming rent and will be tax deductible, along with any other associated fees that may be incurred. We will continue with our usual correspondence in respect of the renewal process and we will confirm our renewal fees again at this point.

### **TENANCY DEPOSIT SCHEME ANNUAL CHARGE**

(Covers insurance cost of government certification where Andrew Granger & Co hold and protect the deposit)  
£50 & VAT (£60 inc VAT)

### **ISSUE & HAND DELIVER SECTION 21 NOTICE**

(Necessary if landlord needs vacant possession)  
£100 & VAT (£120 inc VAT)

### **PROVISION OF ENERGY PERFORMANCE CERTIFICATE (EPC) (Where necessary)**

(It is necessary for all rental properties to have a valid EPC with a rating of 'E' or above. Once provided, the EPC is valid for 10 years)  
£85 & VAT (£102 inc VAT)

### **\*GAS SAFETY CHECK (if applicable)**

£82.50 & VAT (£99 inc VAT)

### **\*ELECTRICAL INSTALLATION CONDITION REPORT**

£165 & VAT (£198 inc VAT) for properties with 1 consumer unit  
£215 & VAT (£258 inc VAT) for properties with 2 consumer units



\*LEGIONELLA RISK ASSESSMENT  
£62.50 & VAT (£75 inc VAT)

CARBON MONOXIDE DETECTOR  
£60 inc VAT

CHIMNEY SWEEP  
£50 & VAT (£60 inc VAT)

FLOOR PLANS (Where necessary)  
(Essential but optional for marketing purposes in order to increase viewings)  
£45 & VAT (£54 inc VAT)

PROJECT MANAGEMENT  
(Any large projects over £500 will incur an additional management fee of 8 per cent plus VAT)

WITHDRAWAL FEE  
(Charged if landlord withdraws property after marketing commences but before tenant found £100 & VAT £120 inc VAT)

(Charged if landlord takes on management of property with tenant in situ after 12 month contract, 3 month's notice required £150 & VAT (£180 inc VAT))

\* Prices are discounted for multiple certificates carried out together.

CLIENT MONEY PROTECTION (CMP) PROVIDED BY:



INDEPENDENT REDRESS PROVIDED BY:



**ANDREW GRANGER & CO SCALE OF FEES FOR LANDLORDS – PART MANAGEMENT**

Our charges for Introduction, Referencing and Preparation of Tenancy Agreements will be £520.00 plus VAT, plus a set up fee of £330.00 plus VAT which includes the following:

1. ENHANCED REFERENCING FEE FOR EVERY TENANT  
(Includes Right to Rent & Money Laundering Checks as imposed by the Government, Credit Score, Assessment of latest 3 months bank statements, Previous landlord reference, Current Employer reference)
2. COMPREHENSIVE INVENTORY WITH PHOTOGRAPHIC LIBRARY  
\*Any fully furnished properties will incur an additional fee of £200 & VAT (£240 inc VAT)

PLUS ANY MANDATORY CHECKS CARRIED OUT BY SPECIALIST CONTRACTORS THAT MAY BE NECESSARY.

Please note that you will need to collect your deposit from the tenant directly and register it with one of the government approved tenancy deposit schemes.

We will collect the first month's rent and either deduct our fees or invoice you if the sum due is more than the first month's rent.

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