

Our Fees: LANDLORDS

* VAT is only payable on 50% of the fee as Purbeck Lettings are currently not VAT registered	Tenant Find Only (Landlord Managed) 7.7% inc VAT* (7% plus VAT)	Tenant Find & Rent Collect (PL) 11% inc VAT* (10% plus VAT)	Full Management (PL) 13.2% inc VAT* (12% plus VAT)
Marketing			
Tenant Referencing			
Arranging Safety Checks			
Register Deposit Protection			
Energy Performance Certificate	£78 inc VAT	£78 inc VAT	£78 inc VAT
Inventory	£70-£120 inc VAT	£70-£120 inc VAT	£70-120 inc VAT
Utility Notification	£50 inc VAT		
Standing Order Set-up	£50 inc VAT		
Preparation of Tenancy Agreements	£50 inc VAT		
Holiday Cover (2 weeks per year)	£50 inc VAT		
Property Check Out	£50 inc VAT		
Preparation & Issue of Notices	£50 inc VAT		
Lease Renewals	£60 inc VAT		
Negotiating Deposit Disputes	£150 inc VAT	£150 inc VAT	
Collecting Rent			
Monthly Statements			
Property Inspections (at 3mths, then every 6mths)	£60 inc VAT	£60 inc VAT	
Compliance Inspection & Legionella Risk Assessment	£12.50-£70 inc VAT	£12.50-£70 inc VAT	£12.50-£70 inc VAT
Arrange Maintenance & Repairs			
Dealing with Insurance Claims			

Additional Non-Optional Fees & Charges (Irrespective of Level of Service)

Energy Performance Certificate & Floor Plan	£78 inc VAT
Compliance Inspection & Legionella Risk Assessment	£12.50-£70 inc VAT
Inventory	£70-£120 inc VAT
Set-up Fee	£150 inc VAT

Including: agree market rent and find tenant in accordance with landlord guidelines; advise on refurbishment and condition; provide guidance on compliance with statutory provisions and letting consents; carry out accompanied viewings; market and advertise the property; erect a 'To Let' board in accordance with the Town & Country Planning Act 1990; advise on non-resident tax status and HMRC (where relevant).

Marketing Only Service (ADVANCED PAYMENT)

£450 inc VAT

- * Experienced Landlords **Only**
- * Advertising on property portals, Corbens website and office display
- * Carry out viewings with prospective tenants at property (if required)
- * Once a prospective tenant is found the landlord is to deal with all other aspects of letting including, but not exclusively, tenant referencing, deposit protection, deposit dispute negotiation, inventory, leases, renewals and notices. **No Set-up Fee payable.**