

Appendix 1

Tariff of Charges for Landlords

Services		Fees (All subject to VAT)
One Star Service Level	Tenant find only (NB: There is a 10% increase for properties outside York's outer Ring Road)	50% of the first months rent (Minimum fee of £400.00)
One Star Plus Service Level	Tenant find, Inventory & Check Out service only	70% of the first months rent (Minimum fee of £500.00)
Two Star Service Level	Tenant find & rent collect	£350.00 + 7% of monthly rent
Three Star Service Level	Full Management	£350.00 + 10% of monthly rent
Four Star Service Level	Full Management & Legal Expenses & Rent Guarantee	£350.00 + 13.5% of monthly rent
Five Star Service Level	Full Management & Legal Expenses & Rent Guarantee & Professional Photography	£400.00 + 13.5% of monthly rent
Re-letting		As above
Withdrawal of Property	After a tenant is sourced	Minimum £150.00
Sale of property to tenant		0.75% of sale price

We can also arrange competitive buildings and contents insurance - please ask the office for details.

Additional Services		Fees (All subject to VAT)
Inventory and Schedule of condition of your Property	Additional 25% for Part Furnished properties, 40% for Furnished properties and 60% for Heavily Furnished properties	£60.00* (One Bedroom Property) *Additional £10.00 per Bedroom
Detailed Floorplan of your Property	Excellent marketing tool to help find a suitable tenant	£35.00
Professional Photography	Making your property stand out from the rest	£60.00
Boiler Service	Recommend at least every 2 years. (Including a full report)	£60.00
Gas Safety Inspection	Statutory Requirement. Up to 3 gas appliances	£70.00 (£10.00 For each additional appliance)
Periodic Electrical Report	For peace of mind. Valid for 5 years. Required prior to Electrical appliance safety inspection below	£110.00* (One Bedroom Property) *Additional £20 per Bedroom
Electrical Appliance Safety Inspection	Recommended annually	£65.00 (Plus £3.50 per appliance)
EPC graph	Required since 1st October 2008	£80.00 (Valid for 10 years)

(Note: All the above charges are subject to VAT)

