

# william rose

## Letting service fees

### Service Packages

Bronze package	Initial term	8% gross rent (9.6% inc VAT)
Silver package	Monthly	10.5% gross rent (12.6% inc VAT)
Rose Gold package	Monthly	12.5% gross rent (15% inc VAT)

### Other services

Referencing of tenants and Tenancy Agreement	£250 (£300 inc VAT)
Registration of Tenancy Deposit (silver and rose gold only)	£60 (£72 inc VAT) per registration
Rent Protection and Legal Protection insurance PCM rent up to £2500 PCM rent over £2500 PCM rent over £5000	Per year per property £320 (£384 inc VAT) £400 (£480 inc VAT) £500 (£600 inc VAT)
Property Inspections (Rose Gold only)	£70 (£84 inc VAT) per inspection
Inventory, Check In and Check out	as advised*
Gas Safety Certificate	£75 (£90 inc VAT)
EICR (Electrical Safety Certificate) Electrician must be qualified to carry out an EICR	£195 (£234 inc VAT) Two fuse boards £315 inc VAT
Portable Appliance Test	£60 (£72 inc VAT)
Energy Performance Certificate	£80 (£96 inc VAT)
Professional Clean	as advised**

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### \*Inventory Fees: the landlord is responsible for these fees

- Studio £160 (£192 inc VAT)
- 1 bedroom £175 (£210 inc VAT)
- 2 bedroom £185 (£222 inc VAT)
- 3 bedroom £200 (£240 inc VAT)
- 4 bedroom £225 (£270 inc VAT)
- 5 bedroom £250 (£300 inc VAT)
- 6 bedroom+ or a furnished property will quote.

If the property has an extra room or bathroom there will be an additional charge of £20 (£24 inc VAT) per room.

### \*\*Professional clean fees

- 1 bedroom flat £249.16 (£298.99 inc VAT)
- 2 bedroom flat £270 (£324 inc VAT)
- 3 bedroom flat £325 (£390 inc VAT)
- 2 bedroom house £320 (£384 inc VAT)
- 3 bedroom house £360 (£432 inc VAT)
- 4 bedroom house £395 (£474 inc VAT)
- 5 bedroom house £450 (£540 inc VAT)
- 6 bedroom+ or a furnished property will quote.

### Optional Additional Services

- Key cutting: £20 (£24 inc VAT) in addition to the cost of the keys.
- Court attendance for eviction: £400 (£480 inc VAT) per visit (Not available with the Bronze Service).
- Attendance at property with Bailiff £250 (£300 inc VAT) (Not available with the Bronze Service).

### As a tenant, you can legally be charged for:

- The rent, as stated in the tenancy agreement
- A refundable tenancy deposit, sometimes called a security deposit, which is capped at five weeks' rent where the annual cost is below £50,000.
- A refundable holding deposit, which is capped at one week's rent and sometimes required to reserve a property. It can be retained for a maximum of 14 days before entering into an agreement
- Bills: any cost associated with the running of the home, ranging from broadband and council tax to energy
- Changes to the contract mid-tenancy if requested by you are capped at £50
- For the actual cost of replacing a lost key, evidenced by a written receipt
- Interest on late rent can be charged at no more than 3% above the Bank of England's base rate for each day the payment remains outstanding, and only after 14 days
- Repairs which should be charged at a 'reasonable cost' and evidence should be provided for the cost of repairs and replacement, during or at the end of a tenancy agreement