

FEES TO: LANDLORDS

BCM

CLIENT MONEY PROTECTION
PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **OS:P**



SERVICES

Letting Only:

5 weeks' rent (inc. V.A.T.)

Letting and Rent Collection:

as above plus £120 pcm (including VAT)

Full Management:

16.8 % of the monthly rent (including VAT)

The quotes fees are correct at time of printing and are subject to change

bcm.co.uk

Item	Fee (including VAT)	Notes
TDS	£60 Included with full management service	To register the deposit with the TDS and issue certificate and Prescribed Information
Energy Performance Certificate (EPC)	£60	3rd party charge for carrying out an PC
Tenancy agreement renewals	£120 Included with full management service	To draw up new tenancy agreements and have them signed by the relevant parties
Property inspections	£72 Included with full management service	To carry out a property inspection and write a report
Rent review	£100 Included with full management service	To carry out a rent review of the property
Inventory	Between £84-£150 for 1 bedroom to £108-£210 for 5 bedrooms depending on area. Larger properties will be quoted	3rd party charge to file an inventory report. The tenant will pay 50% of this cost
Checkout	Between £78-£85 for 1 bedroom to £102-£180 for 5 bedrooms depending on area. Larger properties will be quoted	3rd party charge to file an inventory report. The tenant will pay 50% of this cost
Negotiating deposit	£48 per hour Included with full management service	To negotiate between the landlord and the tenant any deductions from the deposit at the end of the tenancy
Organising any additional works for the property	£48 per hour plus 3rd party contractors charge or cost of item	Or example Gas Safe Certificates, chimney sweep, Legionella Risk Assessments, cleaning, boiler service, electrical inspections
Service notices	£96 Included with full management service	We will serve relevant notices to the tenants.
Additional services	£48 per hour	This may include additional visits to the property, submitting tax returns to HMRC and checking contractors works