

## LB Property Management Solutions Ltd.

MANAGEMENT FEES		
All fees quoted are inclusive of VAT charged at 20% which is subject to change	Fully Managed	Let Only
Setup Fees	£260	One Month's Rent Plus VAT (minimum rent of £500 plus VAT)
Production of a Tenancy Agreement	£180	£180
Production of a Company Tenancy Agreement	£240	£240
Inventory of Contents	£190 (Furnished) £120 (Unfurnished)	£190 (Furnished) £120 (Unfurnished)
Check Out Procedure	£120	£120
Registering Tenant's Deposit in My Deposits	£46	£46
Credit Checking / Reference/ID/ 'Rent4Sure and Letflo'	£45 (failed applicant credit check £9.60)	£45 (failed applicant credit check £9.60)
Arranging Routine, Emergency Repairs and paying	12% of Gross Works	✗
Collecting Rental Payments	12% of Monthly Rent	✗
Marketing and Advertising on Multiple Platforms	✓	✓
Preparing Property Particulars	✓	✓
Professional Photographs	✓	✓
Conducting Viewings	✓	✓
Right to Rent Checks	✓	✓
Making Deductions from Deposit	✓	✓
Reimbursing the Deposit	✓	✓
Preparing Standing Order	✓	✓
Moving in Tenant	✓	✗
Chasing Arrears	✓	✗
Preparing Monthly Statements	✓	✗
One Free Inspection on the 3 <sup>rd</sup> Month of the Agreement	✓	✗
Professional Software to Audit Maintenance	✓	✗
Arrange Annual Statements	✓	✗
Mediating Disputes	✓	✗

## LB Property Management Solutions Ltd.

All fees quoted are inclusive of VAT charged at 20% which is subject to change	Fully Managed	Let Only
Taking Meter Reads	✓	✗
Liaise with Utility Companies	✓	✗
Rental Valuation	✓	✗
Addendum to the Agreement	£50	£50
Additional Inspection	£36	£60
Electing Not to Proceed with Tenant Through no Fault of Agency	£270	£270
Rent Reviews	15% on the annual rent increase with £75 plus VAT minimum fee	

Optional (Notices)		
Issuing Section 8 Notice	£90	£90
Issuing Section 13 Notice	£90	£90
Issuing Section 21 Notice	£90	£90

(Court Appearances)		
Associate Per Hour	£108	£108
Principal Per Hour	£215	£215

(Health and Safety Requirements)		
Gas Safety Inspection	Circa £75	Circa £75
Carbon Monoxide Detector Install	Circa £90	Circa £90
Smoke Detector Install	Circa £90	Circa £90
EPC	Circa £100	Circa £100
Legionella's Test	Circa £120	Circa £120
Electrical Safety Inspection	Circa £180	Circa £180

Next review date will be September 2024, LB Property Management Solutions Ltd. Will provide a minimum of 2 months' notice in writing before any fee change.