

Schedule of Fees

For Landlords

<u>Full Management and Rent Collection service</u>	Initial set up fee £600.00 inc VAT 15% inc VAT each month (Minimum £80.00 inc VAT)
Serving Notice (Managed)	£150.00 inc VAT
Extra inspection visits (managed)	£120.00 inc VAT per visit
Check out fee/inventory make	Third party fee *Discuss with team*
Assisting Landlord to deal with a deposit dispute to be Resolved by the Dispute Resolution Service	£150.00 inc VAT
<u>Tenant Find Only Service</u>	15% of the tenancy term* inc VAT (Minimum £600 inc VAT)
Rent Reviews	£180.00 inc VAT
Extension Agreements	£180.00 inc VAT
Inspections for TFO	£72.00 inc VAT
Repairs Co-ordination	£36.00 inc VAT
Alterations to Tenancy Agreements	£60.00 inc VAT
Serving Notice (Tenant Find Only Service)	£300.00 inc VAT

* The normal 'tenancy term' is for a period of 6 months.

Other fees may apply, please see our website or discuss with our team for further details.

For Tenants

Tenants may be required to make the following permitted payments:
Holding Deposit equivalent to 1 weeks rent (if requested by landlord).

During the tenancy (payable to the Agent/Landlord):

Changes to tenancy agreement – payment of up to £50 inc VAT, for example:

- a change of sharer in a joint tenancy
- permission to sub-let
- a business to be run from the property
- any other amendment which alters the obligations of the agreement

Late payment of rent – Payment of interest for the late payment of rent, at a rate of 3% above the Bank of England Base Rate.

Payment for the reasonably incurred costs for the loss of keys/security devices.

Extra Services

Caretaking

Empty Property Care (Terms & Conditions Apply) £72.00 inc VAT per hour

Redress Scheme - Country Property Services Limited are members of The Property Ombudsman, Membership Number T08037

Client Money Protection Scheme - Country Property Services Limited is registered as a firm regulated by RICS, Firm Registration Number 868223