



SCHEDULE OF FEES - LETTINGS AND PROPERTY MANAGEMENT GUILDFORD

(all prices are inclusive of VAT)

List Only Fee	10% of agreed rental value for 12 months. Payable at the beginning of the contract.
Let Only	13% of total contract rent value, 10% for an extended period beyond initial term. Payable at beginning of contract.
Rent Collection	£25 per month. Payable from rent collected monthly.
Let + Fully Managed	17% Payable monthly from the rent.
Managed Only	10% Payable monthly from the rent.
Tenancy Agreement Fee – AST agreement	£100
Inventory Fee	from £150 depending on property size.
Deposit Registration Fee	£50
Tenancy Extension Fee	£120
Instruction Withdrawal	£600
Sale of Property	1.2%
Vacant Property Fee	£300
EPC	from £96 – third party fee only
Gas Certificate	from £35 – third party fee only
Gas Certificate 1 appliance	from £45 – third party fee only
Gas Certificate 2 appliances	from £53 – third party fee only
Gas Certificate 3 appliances	from £63 – third party fee only
EIRC	from £89 – third party fee only
PAT Testing	from £55 – third party fee only
Any major works or refurbishment	10% on top on contractor invoice (invoices above £2500) TBN

REFERRAL FEES

PropertyNest Guildford earn supplementary income from various sources relating to the arrangement, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/contractors is not mandatory. Clients are solely free to choose their own products, services, and providers. Our clients and customers confirm their agreement to this arrangement by signing our terms of business and application forms.

Examples are:

- Small one-off commissions (typically between £10 and £40) for introducing customers to utility suppliers through Vouch.
- Between 20% and 30% commission on landlord and tenant insurance "premiums" / warranties. A typical average per policy would be £30 per annum for tenants and £65 per annum for landlords.
- 10% or up to £10 commission from providers of energy performance certificates, gas safety certificates and EICRs.
- We may charge a commission of 10% to certain contractors who are on our preferred panel, but this commission does not affect the cost to landlords as it is a profit-sharing agreement with the contractor, which is governed by a service level agreement.