

SCHEDULE B: Our charges

Landlord Charges

Set up fees (including Inventory and tenant references)	£349.00 (incl. VAT)
Set up fees (including Inventory and no references)	£299.00 (incl. VAT)
Full management fee	12% Inc VAT (10% plus VAT)
Full management fee (including rent guarantee option)	18% inc VAT (15% plus VAT)
Inventory & Schedule of Condition Only	£99.00 (Inc VAT)
Legionella Risk Assessment & Legionella Risk Assessment Renewal	£60.00 (inc VAT)
Tenancy Renewal	£72.00 (inc VAT)
Land registry check (proof of ownership)	£5.50 (inc VAT)
Check-In fee (if landlord requests for the tenant to be accompanied to the property upon move in and a check in report provided)	£60.00 (incl. VAT)
Additional contract clauses	£25.00 (incl. VAT) per clause

Head Office
33-35 Windsor Road Neath SA11 1NB
info@petermorgan.net
Sales VAT No : 821850148
Lettings VAT No : 33161993



www.petermorgan.net

03300 563 555



Mail collection/re-direction (there may be an additional charge if recorded delivery is required or weight charges apply)	£10.00 (incl. VAT)
Return of keys (there may be an additional charge if weight charges apply)	£10.00 (incl. VAT)
Advertising fee (if property is withdrawn once instruction has been given)	£99.00 (incl. VAT)
Withdrawal fee (if tenant has been found and landlord withdraws the property from the tenancy)	Equivalent to 6 months management fee & 99.00 (inc VAT)
Withdrawal of property where we have prepared an inventory has been prepared and will provide a copy if we have not already done so	£159.00 (inc VAT)
Additional inspection fee (if landlord requests an additional inspection of the property, this includes additional periodic inspections, inspections of maintenance works, vacant inspections)	£25.00 (incl. VAT) per additional inspection
Hand delivered notice letter	£10.00 (incl. VAT)
Copy statements (if requested by landlord)	£5.00 (incl. VAT) per copy

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Periodic visit (by express agreement when property empty)	£15.00 (inc VAT)
Gas Safety Record Check	Up To £70.00 (inc VAT)
Electrical Installation Condition report (excluding any necessary repairs)	Up to £144.00 (inc VAT)
Electrical PAT testing (up to 10 items)	Up to £36.00 (inc VAT)
Electrical visual inspection	Up to £48.00 (inc VAT)
Energy Performance Certificate	Up to £85.00 (inc VAT)

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