

Letting Charges

	Fully Managed	Let Only
Standard Fee Including rental Warranty.	12% plus VAT (14.4% inclusive of VAT) of the rent collected will be deducted from each monthly payment, to include management of Rent and Legal Warranty.	-
Standard Fee in warranty is not required	11% plus VAT (13.2% inclusive of VAT) deducted from each monthly payment if Rent and Legal Warranty is NOT required.	-
Initial Set Up Fee	£375.00 plus VAT (£450 inclusive of VAT) for an unfurnished letting or £500.00 plus VAT (£600 inclusive Of VAT) for a furnished letting,	AN INITIAL LETTING FEE to be paid when tenant is found charged at the rate Of £600 plus VAT (£720 inclusive of VAT)
Management Take over Fee	This fee is to be charged for a take over management service from your current letting agent and will cover a check Of the current Tenancy Agreement and a new one if required, a property visit, a smoke alarm check, a compliance check and transfer Of the deposit £300.00 plus VAT (£360.00 inclusive of VAT)	
Opening and Managing a claim	£300.00 plus VAT (£360.00 inclusive of VAT).	
Servicing Section 13	£100.00 plus VAT (£120.00 inclusive of VAT).	-
Re-letting Fee	£375.00 plus VAT (£450 inclusive of VAT)	£600 plus VAT (£720 inclusive of VAT)
Notice of termination of tenancy.	Amendment as Of 1 May 2026 — All Section 8 notices to be issued by a Solicitor. A charge of £150.00 plus VAT (£180.00 inclusive Of VAT) will be made for providing documents to your nominated Solicitor.	-
Repairs and Replacements	The Client will indemnify and reimburse the Agents in respect Of the cost of any emergency repairs that have to be carried out during the period Of the tenancy and shall give the Agents clear and precise instructions with regard to the limits on expenditure in connection with other repairs that may be required for which the Landlord will be liable, which will include the compliance costs in respect of the Gas Regulations 1994, the Electrical Equipment Safety Regulations, Fire and Safety Regulations and any other statutory obligations. (See Paragraph IO) 5 B. 6 7. 8. o Q.) russe Except in an emergency and wherever practical, estimates are obtained and submitted to you for approval in respect of works Of redecoration, renewal or repair, likely to cost more than £100.00 plus VAT. (£120.00 inclusive of VAT)An additional supervisory fee of 5% plus VAT of the total cost is charged for work in excess of £500.00 plus VAT. (£600.00 inclusive of VAT) Additional contractor quotation if more than two quotations have been received then a charge for each additional quotation is £25.00 plus VAT (£30.00 Inclusive of VAT). To manage works over £5000.00 a charge of 5% plus VAT will be made.	-
Inspections & Defects	Management will include investigations of defects which come to our notice or are clearly and adequately brought to our attention by the Tenant. We shall inspect the property on a periodic basis. It should be appreciated that any such inspection can extend only to apparent and obvious defect and would not amount in any way to a survey of the property. We cannot accept responsibility for hidden or latent defects. If any additional visits are required outside the 2 annual visits a charge of £50.00 plus VAT (£60.00 inclusive Of VAT)	-
To Check Smoke Alarms & Carbon Monoxide on Tenancy Commencement date. Checking alarms are present, in correct location and are in working order. This is a push button test to check the alarm sound.	£50.00 plus VAT (£60.00 inclusive VAT).	£50.00 plus VAT (£60.00 inclusive VAT).
Energy Performance Certificate (HOUSING ACT) OCT 2008	£94.00 Inc VAT	£94.00 Inc VAT
To register your rental property from 15 th December 2026.	Landlords are required to deal with this but as your agent if you request documents to be uploaded on your behalf a charge of £30.00 plus VAT (£36.00 inclusive of VAT per document requested to be uploaded.	
Early Termination Fee	Payable if you serve notice to terminate our instruction within 12 months of the Tenancy Agreement being executed – 1 Months rent inclusive of VAT.	
Sale of Property to tenant in occupation	In the event of a sale being agreed and completed to existing Tenant(s) in occupation, RUSSELL COPE will make a charge at the rate of 1% plus VAT of the sale price achieved.	