

Property Letting and Management Fees

Fees stated are per property unless stated otherwise.

All our fees are shown including VAT.

Marketing Fees:

£330.00 per property.

Agency Fees:

Bronze Service (Tenant Find) – subject to a minimum fee of £420.00

Sole Instruction 50% of first month's rent plus VAT

Joint Instruction 75% of first month's rent plus VAT

Silver Service (tenant Find and Rent Collection) – 7% of rent collected plus VAT

Gold Service (Fully Managed) – 9% of rent collected plus VAT

Platinum Service (Enhanced Fully Manged Service) – Varies on Price Band

Band A	Rental value up to £599 per calendar month	15% plus VAT per month
Band B	Rental value £600 to £749 per calendar month	14% plus VAT per month
Band C	Rental value £750 to £999 per calendar month	13% plus VAT per month
Band D	Rental value £1000 plus per calendar month	12% plus VAT per month

Inventories:

Inventories are priced on a per property basis based on size, furnishing, location and inventory service that is required.

Landlords taking our Platinum Service have the full inventory service included.

Landlords taking our Gold Service receive a full inventory service from Check In to Check Out, including mid-term inspections for the price of the initial Inventory and Check In Service.

Other Fees:

Energy Performance Certificate	Please Enquire
Gas Safety Certificate and Full Boiler Service	£90.00
Electrical Inspection	£120.00 - £190.00
Legionella Risk Assessment	£60.00
Rent Guarantee Insurance (12-month Policy)	Please Enquire
Landlord Legal Cover (12- month Policy)	£75.00
Landlord Emergency Cover (12-month Policy)	£75.00
Agency Fee – Referencing Costs (Refused Application per person)	£60.00
Agency Fee – Key Cutting + cost of Keys	£12.00
Agency Fee - Additional Property Visit requested by Landlord	£36.00
Agency Fee - Major Project Management	£36.00ph
Agency Fee – Rent Review (Free on Platinum & Gold Service)	£30.00
Agency Fee - Tenancy Renewal (Free on Platinum & Gold Service)	£120.00
Agency Fee – Service of S8 Notice (Free on Platinum & Gold Service)	£90.00
Agency Fee – Service of S21 Notice (Free on Platinum & Gold Service)	£90.00
Agency Fee – Deposit Registration (Free on Platinum & Gold Service)	£48.00
Agency Fee – Deposit Resolution (Free on Gold & Platinum Service)	£300.00
Agency Fee – Resending Monthly Statements	£24.00

Agency fees are guaranteed for 12 months from date of contract.
Other fees may vary according to the rate charged by external suppliers.
Agency fees and Insurance Premiums are correct as of 1st August 2020.

Below is a comparison of fees charged by 4 other agents as of 31st December 2019.

The fees shown below are based on the Full Management Service advertised by the other Agents and our Gold (Fully Managed) Service. They are a comparison of 'like for like' fees. We have not included a number of additional fees which other agents routinely charge which are part of our inclusive service.

The comparison shows prices including VAT for a 2-bed unfurnished property let initially at £800 per month with 2 tenants for a 12-month tenancy which is then renewed for a further 6 months. No additional maintenance issues included other than annual renewal of Gas Safety Certificate:

	A	B	C	D	Crowe Property
Set Up/Marketing	£705	£474	£480	£495	£330
Management Fees	£2073	£2073	£2073	£2016	£1555
Deposit Fees	£114	£84	£60	£80.00	£NIL
Tenancy Renewal Fee	£180	£443	£90	£75.00	£NIL
Tenancy Check Out Fee	£300	£144	£150	£Nil	£NIL
Arranging Gas Safe Certificate	£0	£36	£13	£NIL	£NIL
TOTAL FEES	£3192	£3254	£2866	£2666	£1885
SAVING	£1307	£1369	£981	£781	