



MACHIN LANE

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INDEPENDENT RESIDENTIAL ESTATE & LETTING AGENTS

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**Schedule of Charges**

- **Inventories**

- Studio/1Bedroom £200

- 2 Bedroom £220

- 3 Bedroom £250

- 4 Bedroom + £300

- Additional £100 for furnished properties

- Checkout fee (Tenant find service) £150
- Gas safety certificate £126
- Electrical certificate up to £350 depending on property size
- Energy Performance Certificate (EPC) £120
- Legionella Risk Assessment £150
- Supply and fit Carbon Monoxide Alarm £84
- Rent and Legal Protection - 12 month policy £280
- Deposit secure within the DPS custodial scheme £120 per year – Transfer to own Landlords scheme £50
- Tenancy renewal fee- 6 Months £120 or 12 Months £150
- Deposit dispute £80 per hour
- Issue Section 21 Notice (via local solicitor) £300
- Attend court for eviction £80 per hour
- Large project maintenance above £1000 - 10% charge
- Organizing external or landlords' own contractors £36
- Attending property for access for landlords own contractors £50 per visit
- Copies of annual rent statement for tax purposes £50
- Withdrawal after Advertising and viewings £140, Withdrawal after letting once referencing and tenancy administration completed £300