



MACHIN LANE

INDEPENDENT RESIDENTIAL ESTATE & LETTING AGENTS

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