

FEE STRUCTURE

AST LETTINGS - TENANTS

Tenants are not charged any fees for Assured Shorthold Tenancies (AST) except in the following instances:

Tenancy agreement amendments (subject to Landlord's agreement)	£250 + VAT (£300 inc VAT) per alteration
Early Termination of Tenancy (subject to Landlord's agreement)	The letting fee of up to 12% (inc VAT) of the rent from the date of early surrender until the original end date of the tenancy. Additionally, a proportion (being the number of months to be surrendered early as a percentage of the current fixed term) of the cost of a professional inventory clerk and a proportion of the Landlord's costs of £420 (inc VAT) for administering the new tenancy.
Unpaid rent or outstanding fees that are 14 days or more overdue.	Interest at the rate of 3% per annum above the Bank of England base rate.

AST LETTINGS - LANDLORDS

Introduction Service with Rent Collection (Sole-Agency basis)	10% + VAT (12% inc VAT) of the rent
Introduction Service with Rent Collection (Multi-Agency basis)	12% + VAT (14.4% inc VAT) of the rent
Property Management Service (Sole-Agency basis)	15% + VAT (18% inc VAT) of the rent
Property Management Service (Multi-Agency basis)	17% + VAT (20.4% inc VAT) of the rent
Services booked by Landstones	10% + VAT (12% inc VAT)
International bank transfer we are required to arrange	£20 + VAT (£24 inc VAT)
Tenancy administration and deposit protection	£540 (If an extension is agreed, we will prepare a further renewal document at the cost of £180)

NON-AST LETTINGS & SHORT LETS - TENANTS

Administration fee	£350 + VAT (£420 inc VAT)
Release from contract by finding replacement tenant(s) or for an additional tenant to be added to the tenancy (subject to Landlord's consent, approved references and right to rent checks)	£240 + VAT (£288 inc VAT)
Renewal agreement fee	£240 + VAT (£288 inc VAT)
Early Termination of Tenancy (subject to Landlord's agreement)	The letting fee of up to 12% (inc VAT) of the rent from the date of early surrender until the original end date of the tenancy. Additionally, a proportion (being the number of months to be surrendered early as a percentage of the current fixed term) of the cost of a professional inventory clerk and a proportion of the Landlord's costs of £420 (inc VAT) for administering the new tenancy.
Unpaid rent or outstanding fees that are 14 days or more overdue.	Interest at the rate of 3% per annum above the Bank of England base rate.

NON-AST LETTINGS & SHORT LETS - LANDLORDS

Short Lettings Service (Sole-Agency basis)	23% + VAT (27.6% inc VAT)
Short Lettings Service (Multi-Agency basis)	25% + VAT (30% inc VAT)
Tenancy administration and deposit protection	£540 (If an extension is agreed, we will prepare a further renewal document at the cost of £180)

SALES - VENDORS

Fees are calculated as a percentage (%) of the sale price achieved + VAT at the prevailing rate. As Landstones fees are based on a percentage of the price achieved, should this be higher or lower than the asking price, Landstones' fees will be correspondingly higher or lower.

Sole Agency Instruction	2.5% + VAT (3% inc VAT)
Multiple Agency Instruction	3% + VAT (3.6% inc VAT)
Joint-Sole Agency Instruction	3% + VAT (3.6% inc VAT)

All agency commissions are subject to a minimum fee of £4,500 + VAT (£5,400 inc VAT). The sale price will be deemed to include any extra prices for fixtures, fittings, goods, chattels, carpets, curtains and other such related items.

OTHER COSTS

Energy Performance Certificate	£100 + VAT (£120 inc VAT)
Gas Safety Certificate	Quoted on a job by job basis
Electrical Installation Condition Reports	Dependent on property
HMO Application Charge	£600 + VAT (£720 inc VAT)
Professional Cleaning	Dependent on property
Inventory	Dependent on property
Check-in and Check-out	Dependent on property

All prices include VAT.