

LANDLORDS SERVICES AND FEES / ALL PRICES INCLUDE VAT

| Fully Managed<br>(14% INC VAT OF THE MONTHLY AGREED RENT)   | Let and Rent Processing<br>(12% INC VAT OF THE MONTHLY AGREED RENT)   | Let Only<br>(THREE WEEKS RENT INC VAT)   |
|---|---|--|
| Marketing includes online portals and social media.   | Marketing includes online portals and social media.   | Marketing includes online portals and social media.  |
| Arranging and accompanying viewings subject to access arrangements provided by the landlord.                                    | Arranging and accompanying viewings subject to access arrangements provided by the landlord.                                    | Arranging and accompanying viewings subject to access arrangements provided by the landlord.     |
| Gather and process tenant's information in order to assign referencing and right to rent checks.                                | Gather and process tenant's information in order to assign referencing and right to rent checks.                                | Gather and process tenant's information in order to assign referencing and right to rent checks. |
| Place the security deposit with a tenancy deposit scheme and prepare and serve prescribed information and terms and conditions. | Place the security deposit with a tenancy deposit scheme and prepare and serve prescribed information and terms and conditions. | Initial rent and deposit collected, processed and distributed by Nash Watson.                    |
| Negotiating the terms of the Assured Short-hold Tenancy (AST).  | Negotiating the terms of the Assured Short-hold Tenancy (AST).  | Where additional services are required, see 'lettings fees for landlords' below.                 |
| Rents and deposits are collected, processed and distributed by Nash Watson.   | Rents and deposits are collected, processed and distributed by Nash Watson.   |  |
| Arranging maintenance or repairs, where deemed necessary, using professional and trusted trade services.                        |   |  |

INVENTORY (SCHEDULE OF CONDITION) / ALL PRICES INCLUDE VAT

| Number of bedrooms | Unfurnished | Part/Furnished |
|--------------------|-------------|----------------|
| Studio.            | £95         | £145           |
| 1                  | £110        | £160           |
| 2                  | £140        | £190           |
| 3                  | £176        | £226           |
| 4                  | £216        | £266           |
| 5+                 | £POA        | £POA           |

CHECK OUT REPORT

| Number of bedrooms | Unfurnished | Part/Furnished |
|--------------------|-------------|----------------|
| Studio.            | £95         | £145           |
| 1                  | £110        | £160           |
| 2                  | £140        | £190           |
| 3                  | £176        | £226           |
| 4                  | £216        | £266           |
| 5+                 | £POA        | £POA           |

OTHER FEES WHERE APPLICABLE / ALL PRICES INCLUDE VAT

|  |
|--|
| Referencing of the tenant - three-part reference including, credit check,employment reference and previous landlord reference: £55 each tenant £55 per guarantor             |
| Anti money laundering check (AML): £10   |
| Right to rent check: £25   |
| Preparation of guarantor document: £55   |
| Property marketing fee: £150. Property remarketing fee: £100   |
| Preparing a new tenancy agreement (AST): £170  |
| Renewal of an existing tenancy agreement (AST): £110   |
| Preparation of an Addendum to an (AST): £50  |
| Preparing and serving Section 21 notice: £100  |
| Floor plan: One level from £95 / multiple levels from £100   |
| Energy Performance Certificate (includes arrangement fee): From £95  |
| Gas Safety Certificate (includes arrangement fee): From £95, plus £25 per gas fire tested  |
| Boiler service: £125   |
| Electrical Installation Condition Report (EICR): Studio £200, 1 bed £225, 2 bed £250, 3 bed £280, 4 bed £320, 5 bed plus TBA. Remedial works required are charged separately |
| Fee to arrange cutting of keys: £15 (plus cost of cutting keys)  |
| Arranging works and quotes between tenancies: £15 per job  |
| Accompanying a contractor at a property: £60 per hour  |
| Negotiating security deposit at the end of tenancy: first hour free, £60 per hour thereafter   |
| Abort charge, should the landlord change their mind once a tenancy has been agreed and before the tenant moves into the property: £300                                       |
| Tenant purchasing property fee: 1% plus VAT of selling price   |
|  |

LANDLORD PROTECTION:

Nash Watson Ltd trading as Nash Watson is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. Where Nash Watson is managing the tenancy, security deposits are held with the Deposit Protection Service.

HANDLING CLIENT MONEY:

Nash Watson Ltd, trading as Nash Watson, has a segregated and ring-fenced client money account held with Barclays, Leicester, IE87 2BB. All client money, including rents and deposits, are paid by the tenant directly into the client money account. All relevant disbursements, including rent balance to the landlord, trade services, and commissions due to Nash Watson, are made from the client money account. deposits are lodged with The deposit Protection Service (DPS) from the client money account. Nash Watson Ltd has client money protection and is a member of Client Money Protect, membership number: CMP003294